

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10a Wirraway Court, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,130,000

&

\$1,230,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Ashburton

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/7 Huon Gr ASHBURTON 3147	\$1,250,000	14/07/2026
2	1/2 Julie Ct ASHWOOD 3147	\$1,130,000	13/07/2026
3	3/278 High St ASHBURTON 3147	\$1,300,000	09/07/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/08/2026 10:52



3 2 2

Property Type: House

Land Size: 279 sqm approx

Agent Comments

Delivering an impressive array of contemporary comforts, supreme privacy and an abundance of natural light, this meticulously presented home provides a welcoming family base with the immense appeal of a low maintenance allotment.

Indicative Selling Price

\$1,130,000 - \$1,230,000

Median House Price

June quarter 2026: \$1,785,000

Comparable Properties



2/7 Huon Gr ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 14/07/2026

Property Type: Townhouse (Res)



1/2 Julie Ct ASHWOOD 3147 (REI)

Agent Comments

4 4 2

Price: \$1,130,000

Method: Private Sale

Date: 13/07/2026

Property Type: Townhouse (Single)



3/278 High St ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 09/07/2026

Property Type: House