

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

9 Halifax Court, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,565,833

Property Type Townhouse

Suburb Ashburton

Period - From 17/08/2024

to

16/08/2025

Source Property Data

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	2/14 Lucerne St ASHBURTON 3147	\$1,720,000	22/07/2025
2	1a Derna Rd ASHBURTON 3147	\$1,718,000	12/06/2025
3	3/14 Benghazi Av ASHBURTON 3147	\$1,660,000	22/02/2025

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:

17/08/2025 09:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
17/08/2024 - 16/08/2025: \$1,565,833

Comparable Properties



2/14 Lucerne St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Res)



1a Derna Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,718,000
Method: Private Sale
Date: 12/06/2025
Property Type: Townhouse (Single)

3/14 Benghazi Av ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

