

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

5a Catalina Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,605,000

Property Type

Townhouse

Suburb

Ashburton

Period - From

08/09/2024

to

07/09/2025

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	21a Markham Av ASHBURTON 3147	\$1,980,000	26/08/2025
2	48a Ward St ASHBURTON 3147	\$1,906,000	02/08/2025
3	53a Alamein Av ASHBURTON 3147	\$2,081,000	14/06/2025

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:

08/09/2025 12:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000
Median Townhouse Price
08/09/2024 - 07/09/2025: \$1,605,000

Comparable Properties



21a Markham Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,980,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 448 sqm approx



48a Ward St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,906,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)



53a Alamein Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,081,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 307 sqm approx

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