

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

42 Baker Parade, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,980,000

Property Type House

Suburb Ashburton

Period - From 01/07/2025

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	9 Mills St GLEN IRIS 3146	\$2,300,000	30/05/2026
2	13 Montana St GLEN IRIS 3146	\$2,100,000	08/05/2026
3	34 Lexia St ASHBURTON 3147	\$1,990,000	28/02/2026

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:

07/08/2026 10:30



Rooms: 5

Property Type: House

Land Size: 658.626 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$1,980,000

Comparable Properties



9 Mills St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 590 sqm approx



13 Montana St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$2,100,000

Method: Sale

Date: 08/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx



34 Lexia St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,990,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222