

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

4 Halifax Court, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,279,000

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	26 Catalina Av ASHBURTON 3147	\$1,200,000	07/09/2026
2	7 Ramu Gr ASHBURTON 3147	\$1,100,000	26/08/2026
3	18 Lancaster St ASHBURTON 3147	\$1,340,000	01/04/2026

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:

19/09/2026 13:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,279,000
Median House Price
Year ending June 2026: \$1,980,000

Comparable Properties



26 Catalina Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 07/09/2026
Property Type: House
Land Size: 718 sqm approx

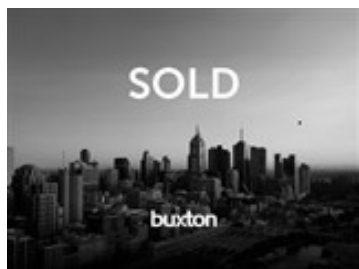


7 Ramu Gr ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 26/08/2026
Property Type: House



18 Lancaster St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,340,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)

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