

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

11 Karnak Road, 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 \$1,990,500 Property Type House Suburb Ashburton

Period - From 01/10/2025 to 31/12/2025 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 Duke St ASHBURTON 3147	\$1,725,000	15/11/2025
2	7 Catalina Av ASHBURTON 3147	\$1,710,000	23/08/2025
3	46 Munro Av ASHBURTON 3147	\$1,882,000	23/08/2025

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:

17/02/2026 13:23

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3 1 2

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Idyllically positioned in a desirable tree-lined pocket of Ashburton, moments from walking trails and surrounding parkland, Ashburton Village and trains, this single level family home has been well preserved and offers light filled living with leafy garden outlooks.

Indicative Selling Price
\$1,650,000 - \$1,750,000

Median House Price
December quarter 2025: \$1,990,500

Comparable Properties



2 Duke St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 1 2

Price: \$1,725,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 696 sqm approx



7 Catalina Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,710,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 647 sqm approx



46 Munro Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 3 4

Price: \$1,882,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 613 sqm approx