

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

26 CATALINA AVENUE ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,895,500

Property type

House

Suburb

Ashburton

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

45 EDMONDS AVENUE ASHWOOD VIC 3147	\$1,570,000	26-Jul-25
91 ASHWOOD DRIVE ASHWOOD VIC 3147	\$1,550,000	03-Jul-25
9 MOUNTAIN ASH AVENUE ASHWOOD VIC 3147	\$1,565,000	23-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 15 December 2025



**45 EDMONDS AVENUE ASHWOOD
VIC 3147**

3 1 2

Sold Price **\$1,570,000** Sold Date **26-Jul-25**

Distance **0.89km**



**91 ASHWOOD DRIVE ASHWOOD
VIC 3147**

3 1 1

Sold Price **\$1,550,000** Sold Date **03-Jul-25**

Distance **1.11km**



**9 MOUNTAIN ASH AVENUE
ASHWOOD VIC 3147**

3 1 2

Sold Price **\$1,565,000** Sold Date **23-Jul-25**

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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