

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

8/5 Yunki Court, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,242,500 Property Type Townhouse Suburb Ashwood

Period - From 25/02/2025 to 24/02/2026 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	4/21 Timmings St CHADSTONE 3148	\$1,025,000	13/01/2026
2	1/143 Power Av CHADSTONE 3148	\$1,065,000	24/12/2025
3	2A Markham Av ASHBURTON 3147	\$1,027,000	15/11/2025

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:

25/02/2026 12:35



3 2 2

Rooms: 2
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
25/02/2025 - 24/02/2026: \$1,242,500

Comparable Properties



4/21 Timmings St CHADSTONE 3148 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,025,000
Method: Sold Before Auction
Date: 13/01/2026
Property Type: Townhouse (Single)



1/143 Power Av CHADSTONE 3148 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,065,000
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)



2A Markham Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,027,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 248 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888