

# 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

1/4 Condah Court, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$960,000

### Median sale price

Median price \$1,270,000 Property Type Unit Suburb Ashwood

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	1/5 Montrose St ASHWOOD 3147	\$960,000	13/12/2025
2	1/25 Mulgrave St ASHWOOD 3147	\$935,000	31/10/2025
3	1/28 Melinga Cr CHADSTONE 3148	\$905,000	30/10/2025

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:

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**Property Type:** Unit  
**Land Size:** 314 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$960,000  
**Median Unit Price**  
December quarter 2025: \$1,270,000

## Comparable Properties



**1/5 Montrose St ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)



**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 248 sqm approx



**1/25 Mulgrave St ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 389 sqm approx



**1/28 Melinga Cr CHADSTONE 3148 (REI/VG)**

[Agent Comments](#)



**Price:** \$905,000  
**Method:** Sold Before Auction  
**Date:** 30/10/2025  
**Property Type:** Unit  
**Land Size:** 301 sqm approx

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