

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

3/24 Winbirra Parade, 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 \$1,270,000 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	3/9-11 Woolert St ASHWOOD 3147	\$1,118,888	23/12/2025
2	2/24 Jindabyne Av CHADSTONE 3148	\$1,105,000	06/12/2025
3	3/5 Wugga Ct ASHWOOD 3147	\$1,315,000	29/11/2025

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:

28/01/2026 00:07



3 2 2

Property Type: Unit
Land Size: 231 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2025: \$1,270,000

Comparable Properties



3/9-11 Woolert St ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,118,888
Method: Private Sale
Date: 23/12/2025
Property Type: Unit



2/24 Jindabyne Av CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$1,105,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit



3/5 Wugga Ct ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,315,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 245 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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