

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

30 Mulgrave Street, Ashwood Vic 3147

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Ashwood

Period - From

30/07/2024

to

29/07/2025

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	2/5 Katta Ct ASHWOOD 3147	\$1,008,000	15/07/2025
2	2/46 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,040,000	30/06/2025
3	1/29 Electra Av ASHWOOD 3147	\$1,030,000	31/05/2025

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:

30/07/2025 09:39



3 2 2

Property Type: House
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
30/07/2024 - 29/07/2025: \$1,465,000

Comparable Properties



2/5 Katta Ct ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,008,000
Method: Auction Sale
Date: 15/07/2025
Property Type: House (Res)



2/46 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit



1/29 Electra Av ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 1

Price: \$1,030,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 355 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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