

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 \$900,000 & \$990,000

Median sale price

Median price \$1,015,000 Property Type Unit Suburb Ashwood

Period - From 17/07/2024 to 16/07/2025 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	1/27 Electra Av ASHWOOD 3147	\$910,500	31/05/2025
2	2/37 Windsor Av MOUNT WAVERLEY 3149	\$1,036,000	15/03/2025
3	1/9-11 Woolert St ASHWOOD 3147	\$1,150,000	26/01/2025

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:

17/07/2025 11:15



3 2 2

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

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
17/07/2024 - 16/07/2025: \$1,015,000

Comparable Properties



1/27 Electra Av ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$910,500
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 325 sqm approx



2/37 Windsor Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,036,000
Method: Private Sale
Date: 15/03/2025
Property Type: Unit



1/9-11 Woolert St ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 26/01/2025
Property Type: Unit
Land Size: 330 sqm approx

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



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