

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

3/11 KATTA COURT ASHWOOD VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,091,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

2/137 POWER AVENUE CHADSTONE VIC 3148	\$1,241,000	-
1/31 BURTON STREET CHADSTONE VIC 3148	\$1,080,000	03-Mar-26
1/7 FLETCHER COURT MOUNT WAVERLEY VIC 3149	\$1,200,000	28-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 12 April 2026



**2/137 POWER AVENUE
CHADSTONE VIC 3148**

4 3 2

Sold Price **\$1,241,000** Sold Date -

Distance **0km**



**1/31 BURTON STREET CHADSTONE
VIC 3148**

3 2 2

Sold Price **\$1,080,000** Sold Date **03-Mar-26**

Distance **0.75km**



**1/7 FLETCHER COURT MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **28-Feb-26**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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