

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

159 Ashburn Grove, Ashburton VIC 3147

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,997,500

Property Type

House

Suburb

Ashburton

Period - From

22/08/2024

to

21/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
23 Catalina Avenue Ashburton VIC 3147	\$1,600,000	07/09/2024
10 Millewa Avenue Malvern East VIC 3145	\$1,680,000	21/01/2025

This Statement of Information was prepared on:

22/02/2025