

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

1/16 Samarinda Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,497,500

Property Type Townhouse

Suburb Ashburton

Period - From 28/10/2024

to

27/10/2025

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	1/60 Winton Rd ASHBURTON 3147	\$1,470,000	03/06/2025
2	4/55 Ashburn Gr ASHBURTON 3147	\$1,410,000	14/05/2025
3	14a Sunderland Av ASHBURTON 3147	\$1,420,000	13/04/2025

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:

28/10/2025 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
28/10/2024 - 27/10/2025: \$1,497,500

Comparable Properties



1/60 Winton Rd ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,470,000
Method: Sold Before Auction
Date: 03/06/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx



4/55 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Res)



14a Sunderland Av ASHBURTON 3147 (VG)

Agent Comments



Price: \$1,420,000
Method: Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 298 sqm approx