Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/19 Gloucester Road, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,380,000
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Median sale price

Median price	\$1,970,000	Pro	perty Type	House		Suburb	Ashburton
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	2b Ryburne Av ASHBURTON 3147	\$1,485,000	15/09/2025
2	1/7a Jordan St ASHWOOD 3147	\$1,283,000	19/08/2025
3	1/19 Rotherwood Dr MALVERN EAST 3145	\$1,250,000	30/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 12:17











Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,380,000 Median House Price Year ending September 2025: \$1,970,000

Comparable Properties



2b Ryburne Av ASHBURTON 3147 (REI/VG)







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Price: \$1,485,000 Method: Private Sale Date: 15/09/2025 Property Type: House Land Size: 192 sqm approx Agent Comments



1/7a Jordan St ASHWOOD 3147 (REI/VG)







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Agent Comments

Price: \$1,283,000

Method: Sold Before Auction

Date: 19/08/2025

Property Type: Townhouse (Res) **Land Size:** 318 sqm approx

1/19 Rotherwood Dr MALVERN EAST 3145 (REI/VG)









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Price: \$1,250,000 Method: Private Sale Date: 30/07/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Heavyside



