

# 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

1/19 Gloucester Road, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,979,500

Property Type House

Suburb Ashburton

Period - From 01/07/2024

to 30/06/2025

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	Price	Date of sale
1	2b Ryburne Av ASHBURTON 3147	\$1,485,000	15/09/2025
2	1/19 Rotherwood Dr MALVERN EAST 3145	\$1,250,000	30/07/2025
3	31a Shaw St ASHWOOD 3147	\$1,215,000	15/04/2025

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:

24/09/2025 12:19

1/19 Gloucester Road, Ashburton Vic 3147



3   2   2

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending June 2025: \$1,979,500

## Comparable Properties



**2b Ryburne Av ASHBURTON 3147 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,485,000  
**Method:** Private Sale  
**Date:** 15/09/2025  
**Property Type:** House



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

**Agent Comments**

3   2   1

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 30/07/2025  
**Property Type:** Townhouse (Single)



**31a Shaw St ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 15/04/2025  
**Property Type:** House  
**Land Size:** 173 sqm approx

**Account - Heavyside**



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