

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

109/363 HIGH STREET, ASHBURTON, VIC 3147

Indicative selling price

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

Single price

\$965,000

or range between

&

Median sale price

Median price

\$1,285,000

Property Type

Unit

Suburb

ASHBURTON

Period - From

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales

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
1/67 ASHBURN GROVE ASHBURTON VIC 3147	\$1,040,000	26-Jul-25
2/87 FAKENHAM ROAD ASHBURTON VIC 3147	\$930,000	28-Nov-24
14 CAROOL ROAD ASHBURTON VIC 3147	\$1,085,000	14-Sep-24

This Statement of Information was prepared on:

4/08/2025