

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

29 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$3,200,000

&

\$3,350,000

Median sale price

Median price \$1,975,000

Property Type House

Suburb Ashburton

Period - From 01/07/2025

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	Price	Date of sale
1	42 Brandon St GLEN IRIS 3146	\$3,001,200	20/10/2025
2	14 Dixon St GLEN IRIS 3146	\$3,180,000	04/10/2025
3	29 Chamberlain St ASHBURTON 3147	\$3,270,000	16/08/2025

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:

20/11/2025 13:27



5
 4
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,350,000

Median House Price

September quarter 2025: \$1,975,000

Comparable Properties



42 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

4
 2
 2

Price: \$3,001,200

Method: Private Sale

Date: 20/10/2025

Property Type: House

Land Size: 650 sqm approx



14 Dixon St GLEN IRIS 3146 (REI)

Agent Comments

4
 3
 2

Price: \$3,180,000

Method: Private Sale

Date: 04/10/2025

Property Type: House

Land Size: 650 sqm approx



29 Chamberlain St ASHBURTON 3147 (REI)

Agent Comments

4
 2
 2

Price: \$3,270,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 664 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222