

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

300 High Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,975,000

Property Type House

Suburb Ashburton

Period - From 18/08/2025

to

17/08/2026

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.

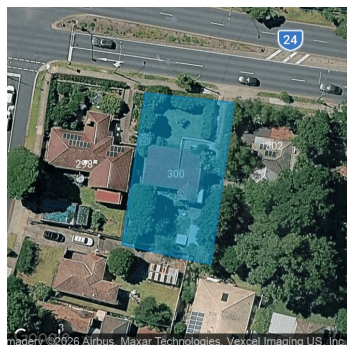
	Address of comparable property	Price	Date of sale
1	18 Gabriel Av MALVERN EAST 3145	\$1,050,000	02/05/2026
2	561 Warrigal Rd ASHWOOD 3147	\$1,065,000	21/04/2026
3	142 High Street Rd ASHWOOD 3147	\$1,110,000	28/03/2026

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:

18/08/2026 17:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
18/08/2025 - 17/08/2026: \$1,975,000

Comparable Properties



18 Gabriel Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 519 sqm approx



561 Warrigal Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 704 sqm approx



142 High Street Rd ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 803 sqm approx

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