

# 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

4 High Street 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Ashburton

Period - From

01/06/2025

to

29/11/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Batesford Road Malvern East VIC 3145	\$1,250,000	08/11/2025
136 Power Avenue Chadstone VIC 3148	\$1,150,000	08/11/2025
10 Salisbury Road Ashwood VIC 3147	\$1,250,000	11/09/2025

This Statement of Information was prepared on:

01/12/2025