

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

46 MUNRO AVENUE ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

House

Suburb

Ashburton

Period-from

01 Jul 2024

to

30 Jun 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 6 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

34 ST GEORGES CRESCENT ASHBURTON VIC 3147	\$1,885,000	24-May-25
4 TOBRUK ROAD ASHBURTON VIC 3147	\$1,800,000	22-Mar-25
37 NICHOLAS STREET ASHBURTON VIC 3147	\$1,950,000	02-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 25 July 2025

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**34 ST GEORGES CRESCENT
ASHBURTON VIC 3147**

3 2 1

Sold Price ^{RS} **\$1,885,000** Sold Date **24-May-25**

Distance **0.4km**



**4 TOBRUK ROAD ASHBURTON VIC
3147**

5 3 2

Sold Price **\$1,800,000** Sold Date **22-Mar-25**

Distance **1.01km**



**37 NICHOLAS STREET
ASHBURTON VIC 3147**

4 2 2

Sold Price ^{RS} **\$1,950,000** ^{UN} Sold Date **02-Jun-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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