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	3a Crete Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,250,000 & $1,375,000

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	2a Baird St ASHBURTON 3147	$1,439,800	23/08/2025
2	2/22 Audrey Cr GLEN IRIS 3146	$1,245,000	19/06/2025
3			

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: 17/10/2025 14:18

3a Crete Avenue, Ashburton Vic 3147

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



3 1 2

Property Type: House
Land Size: 410 sqm approx

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
September quarter 2025: $1,975,000

Agent Comments

Laden with sophisticated charm and enhanced by meticulous, landscaped gardens; this captivating home on an elevated, sweeping corner block has been refurbished to deliver a functional floorplan on an easy-care allotment.

Comparable Properties



2a Baird St ASHBURTON 3147 (REI)

3 2 2

Price: $1,439,800
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 285 sqm approx

Agent Comments



2/22 Audrey Cr GLEN IRIS 3146 (REI/VG)

3 1 1

Price: $1,245,000
Method: Auction Sale
Date: 19/06/2025
Property Type: House (Res)
Land Size: 279 sqm approx

Agent Comments

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.

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