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	8 Crete Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price $1,895,000

Median sale price

Median price $1,464,400 Property Type Townhouse Suburb Ashburton

Period - From 24/11/2024 to 23/11/2025 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	9 Halifax Ct ASHBURTON 3147	$1,865,000	13/09/2025
2	8/120 High St GLEN IRIS 3146	$1,766,000	16/08/2025
3	48a Ward St ASHBURTON 3147	$1,906,000	02/08/2025

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: 24/11/2025 10:07

8 Crete Avenue, Ashburton Vic 3147



4 2 2

Property Type: House

Agent Comments

Showcasing a striking contemporary edge, this impeccable residence spread across two luxurious levels offers an idyllic family lifestyle without compromise.

Indicative Selling Price
$1,895,000
Median Townhouse Price
24/11/2024 - 23/11/2025: $1,464,400

Comparable Properties



9 Halifax Ct ASHBURTON 3147 (REI)

4 3 2

Price: $1,865,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Single)

Agent Comments



8/120 High St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,766,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



48a Ward St ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,906,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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