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	43 Eleanor Street, Ashburton Vic 3147

Indicative selling price

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

Single price $2,495,000

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	53 Gloucester Rd ASHBURTON 3147	$2,450,000	30/08/2025
2	11 Eleanor St ASHBURTON 3147	$2,615,000	28/08/2025
3	50 Bath Rd GLEN IRIS 3146	$2,545,000	16/08/2025

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 10:27

43 Eleanor Street, Ashburton Vic 3147

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4 3 2

Property Type: House
Land Size: 675 sqm approx

Indicative Selling Price
$2,495,000
Median House Price
September quarter 2025: $1,975,000

Agent Comments

Framed by beautifully landscaped gardens in a tightly held Ashburton street, this captivating weatherboard home blends timeless elegance with contemporary ease.

Comparable Properties



53 Gloucester Rd ASHBURTON 3147 (REI/VG)

5 3 2

Price: $2,450,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



11 Eleanor St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,615,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments



50 Bath Rd GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $2,545,000
Method: Private Sale
Date: 16/08/2025
Property Type: House
Land Size: 708 sqm approx

Agent Comments

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