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	1/11 Bardia Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,470,000 Property Type Townhouse Suburb Ashburton

Period - From 21/01/2025 to 20/01/2026 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	3/9-11 Woolert St ASHWOOD 3147	$1,118,888	23/12/2025
2	2A Markham Av ASHBURTON 3147	$1,027,000	15/11/2025
3	1/67 Ashburn Gr ASHBURTON 3147	$1,040,000	26/07/2025

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: 21/01/2026 12:11

1/11 Bardia Avenue, Ashburton Vic 3147

Will Anderson
03 9889 3990
0488 004 001
will@shelterrealestate.com.au



3 1 2

Property Type: Townhouse

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
21/01/2025 - 20/01/2026: $1,470,000

Agent Comments

Bright, airy spaces with leafy outlooks create an ideal first home or a re-size without compromising on comfort. With every convenience a short walk away, this freestanding home, one of just two with no Body Corporate, ensures a superior lifestyle in this sought-after pocket.

Comparable Properties



3/9-11 Woolert St ASHWOOD 3147 (REI)

3 2 2

Price: $1,118,888
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

Agent Comments



2A Markham Av ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,027,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 248 sqm approx

Agent Comments



1/67 Ashburn Gr ASHBURTON 3147 (VG)

2 - -

Price: $1,040,000
Method: Sale
Date: 26/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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