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	97 Victory Boulevard, Ashburton VIC 3147

Indicative selling price

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

Range between $1,880,000 & $1,980,000

Median sale price

Median price $1,906,444 Property Type House Suburb Ashburton

Period - From 21/07/2025 to 20/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
21 Nicholas Street Ashburton VIC 3147	$1,980,000	11/12/2025
8 Crete Avenue Ashburton VIC 3147	$1,880,000	26/11/2025
21A Markham Avenue Ashburton VIC 3147	$1,980,000	26/08/2025

This Statement of Information was prepared on: 21/01/2026