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	104 Morton Road, Ashwood Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,460,000 Property Type House Suburb Ashwood

Period - From 01/10/2025 to 31/12/2025 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	38 Chaleyer St GLEN IRIS 3146	$2,200,000	18/10/2025
2	35 Victory Blvd ASHBURTON 3147	$2,221,000	06/09/2025
3	7 Webb St BURWOOD 3125	$2,120,000	06/09/2025

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: 29/01/2026 11:21

104 Morton Road, Ashwood Vic 3147

Mike Millington
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4 3 2

Property Type: House
Land Size: 653 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2025: $1,460,000

Agent Comments

Moments from verdant Gardiners Creek, this stately family residence successfully delivers a flawless collaboration of sophistication and style in a sought-after address.

Comparable Properties



38 Chaleyer St GLEN IRIS 3146 (REI/VG)

5 2 2

Price: $2,200,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments



35 Victory Blvd ASHBURTON 3147 (REI/VG)

5 3 2

Price: $2,221,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments



7 Webb St BURWOOD 3125 (REI/VG)

4 2 2

Price: $2,120,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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