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 Cyril Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,850,000 & $1,980,000

Median sale price

Median price $1,990,500 Property Type House Suburb Ashburton

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	7 Poulter St ASHBURTON 3147	$2,001,000	15/11/2025
2	19 Dion St GLEN IRIS 3146	$2,110,000	08/11/2025
3			

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: 27/01/2026 14:01

8 Cyril Street, Ashburton Vic 3147

Will Anderson
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4 1 3

Property Type: House
Land Size: 962 sqm approx

Indicative Selling Price
$1,850,000 - $1,980,000
Median House Price
December quarter 2025: $1,990,500

Agent Comments

Skilful, architectural design delivers abundant natural light and fine craftsmanship, undoubtedly built to last within this unique early 1960's time capsule, providing nostalgic spaces within a carefully considered, extensive layout.

Comparable Properties



7 Poulter St ASHBURTON 3147 (REI)

3 1 2

Price: $2,001,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



19 Dion St GLEN IRIS 3146 (REI)

2 1 4

Price: $2,110,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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.

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