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	133 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Single price $2,160,000

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	18 Chadstone Rd MALVERN EAST 3145	$2,025,000	14/02/2026
2	3 Taylor Ct MALVERN EAST 3145	$2,150,000	19/01/2026
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: 02/03/2026 14:15

133 Ashburn Grove, Ashburton Vic 3147

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4 2 2

Property Type: House
Land Size: 888 sqm approx

Indicative Selling Price
$2,160,000
Median House Price
December quarter 2025: $1,990,500

Agent Comments

Set within one of Ashburton's most tightly held, tree-lined boulevards, this timeless family residence combines space, warmth and everyday functionality on a substantial 888sqm (approx.) allotment, backing onto Gardiners Creek and the Malvern Valley Golf Course.

Comparable Properties

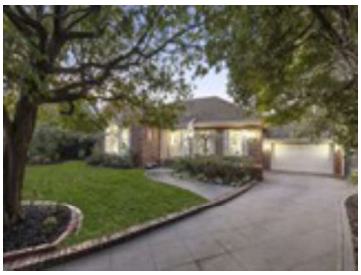


18 Chadstone Rd MALVERN EAST 3145 (REI)

3 1 2

Price: $2,025,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



3 Taylor Ct MALVERN EAST 3145 (REI)

5 2 2

Price: $2,150,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 755 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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