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<br>Including suburb and postcode | 55a Munro Avenue, Ashburton 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 $1,995,000 Property Type House Suburb Ashburton

Period - From 01/01/2025 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 | 28 Fakenham Rd ASHBURTON 3147 | $2,050,000 | 28/02/2026 |
| 2 | 21 Nicholas St ASHBURTON 3147 | $1,980,000 | 11/12/2025 |
| 3 | 69 Munro Av ASHBURTON 3147 | $2,375,000 | 20/09/2025 |

**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: 02/03/2026 17:10

# 55a Munro Avenue, Ashburton Vic 3147



4 3 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
Year ending December 2025: $1,995,000

## Comparable Properties



**28 Fakenham Rd ASHBURTON 3147 (REI)**

4 3 2

**Price:** $2,050,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** House (Res)

Agent Comments



**21 Nicholas St ASHBURTON 3147 (REI/VG)**

4 4 2

**Price:** $1,980,000
**Method:** Private Sale
**Date:** 11/12/2025
**Property Type:** House
**Land Size:** 301 sqm approx

Agent Comments



**69 Munro Av ASHBURTON 3147 (REI/VG)**

4 3 2

**Price:** $2,375,000
**Method:** Private Sale
**Date:** 20/09/2025
**Property Type:** House
**Land Size:** 377 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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