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	57 Winton Road, Ashburton Vic 3147

Indicative selling price

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

Single price $2,390,000

Median sale price

Median price $2,020,000 Property Type House Suburb Ashburton

Period - From 01/01/2026 to 31/03/2026 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	9 Nairn St ASHBURTON 3147	$2,450,000	22/05/2026
2	19 Fakenham Rd ASHBURTON 3147	$2,320,000	09/05/2026
3	1855-1857 Malvern Rd MALVERN EAST 3145	$2,400,000	15/03/2026

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: 27/06/2026 12:20

57 Winton Road, Ashburton Vic 3147



4 2 5

Property Type: House
Land Size: 876 sqm approx

Agent Comments

Indicative Selling Price
$2,390,000
Median House Price
March quarter 2026: $2,020,000

Comparable Properties



9 Nairn St ASHBURTON 3147 (REI)

4 3 2

Price: $2,450,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments



19 Fakenham Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,320,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



1855-1857 Malvern Rd MALVERN EAST 3145 (REI)

4 3 4

Price: $2,400,000
Method: Sold After Auction
Date: 15/03/2026
Property Type: House
Land Size: 1018 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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