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	30 Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,980,000 Property Type House Suburb Ashburton

Period - From 01/07/2025 to 30/06/2026 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	55 Argyll St MALVERN EAST 3145	$1,550,000	09/06/2026
2	80 Bath Rd GLEN IRIS 3146	$1,572,000	13/05/2026
3	42 Warner Av ASHBURTON 3147	$1,450,000	22/02/2026

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: 24/07/2026 13:36

30 Gloucester Road, Ashburton Vic 3147

JellisCraig

Ed Rafter
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0432 217 085
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3 2 1

Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2026: $1,980,000

Comparable Properties



55 Argyll St MALVERN EAST 3145 (REI)

4 1 3

Price: $1,550,000
Method: Sold Before Auction
Date: 09/06/2026
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments

80 Bath Rd GLEN IRIS 3146 (REI)

2 1 2

Price: $1,572,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)

Agent Comments

42 Warner Av ASHBURTON 3147 (REI/VG)

2 1 1

Price: $1,450,000
Method: Sold Before Auction
Date: 22/02/2026
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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