# 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 | 4 Anson Court, Ashburton VIC 3147 |

## Indicative selling price

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

Single price $2,050,000

## Median sale price

Median price $1,975,000 Property Type House Suburb Ashburton

Period - From 27/03/2026 to 26/09/2026 Source Cotality™

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 56 Warner Avenue Ashburton VIC 3147 | $2,280,000 | 31/08/2026 |
| 40 Fakenham Road Ashburton VIC 3147 | $2,170,000 | 01/09/2026 |
| 42 Baker Parade Ashburton VIC 3147 | $2,170,000 | 15/08/2026 |

This Statement of Information was prepared on: 28/09/2026