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 | 3/57 Ashburn Grove, Ashburton Vic 3147 |

## Indicative selling price

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

Range between $950,000 & $1,045,000

## Median sale price

Median price $1,150,000 Property Type Unit 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 | 2/19 Rotherwood Dr MALVERN EAST 3145 | $950,000 | 20/07/2026 |
| 2 | 457A Warrigal Rd ASHWOOD 3147 | $963,000 | 15/05/2026 |
| 3 | 2/31 Ashburn Gr ASHBURTON 3147 | $971,000 | 02/04/2026 |

**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: 29/09/2026 14:00

JellisCraig

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**Property Type:**
Divorce/Estate/Family Transfers

Agent Comments

**Indicative Selling Price**
$950,000 - $1,045,000
**Median Unit Price**
Year ending June 2026: $1,150,000

# Comparable Properties



**2/19 Rotherwood Dr MALVERN EAST 3145 (REI)**

3 2 1

**Price:** $950,000
**Method:** Private Sale
**Date:** 20/07/2026
**Property Type:** Townhouse (Single)

Agent Comments



**457A Warrigal Rd ASHWOOD 3147 (REI)**

3 2 1

**Price:** $963,000
**Method:** Private Sale
**Date:** 15/05/2026
**Property Type:** Townhouse (Single)

Agent Comments



**2/31 Ashburn Gr ASHBURTON 3147 (REI)**

2 1 1

**Price:** $971,000
**Method:** Private Sale
**Date:** 02/04/2026
**Property Type:** Unit
**Land Size:** 167 sqm approx

Agent Comments



REIV THE DIFFERENCE

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