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	10 Burbank Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,750,000 & $3,000,000

Median sale price

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

Period - From 01/10/2023 to 30/09/2024 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	15 Walerna Rd GLEN IRIS 3146	$3,058,000	18/09/2024
2	60 Liston St GLEN IRIS 3146	$2,621,000	14/09/2024
3	3 Bridges St GLEN IRIS 3146	$2,765,000	08/06/2024

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: 21/10/2024 12:57

10 Burbank Street, Ashburton Vic 3147



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,750,000 - $3,000,000
Median House Price
Year ending September 2024: $2,000,000

Comparable Properties



15 Walerna Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $3,058,000
Method: Private Sale
Date: 18/09/2024
Property Type: House (Res)

Agent Comments



60 Liston St GLEN IRIS 3146 (REI)

4 2 3

Price: $2,621,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments



3 Bridges St GLEN IRIS 3146 (VG)

3 - -

Price: $2,765,000
Method: Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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