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	16 Dunlop 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 $1,940,000 Property Type House Suburb Ashburton

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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	10 Eleanor St ASHBURTON 3147	$2,955,000	30/11/2024
2	34 Dent St GLEN IRIS 3146	$2,650,000	09/11/2024
3	8 Comas Gr ASHBURTON 3147	$2,905,000	26/10/2024

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: 28/01/2025 15:23

16 Dunlop Street, Ashburton Vic 3147



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,750,000 - $3,000,000
Median House Price
28/01/2024 - 27/01/2025: $1,940,000

Comparable Properties



10 Eleanor St ASHBURTON 3147 (REI)

4 2 2

Price: $2,955,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



34 Dent St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,650,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

8 Comas Gr ASHBURTON 3147 (REI)

5 4 2

Price: $2,905,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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