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	5 Annetta Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price $3,025,000

Median sale price

Median price $1,918,444 Property Type House Suburb Ashburton

Period - From 01/01/2024 to 31/12/2024 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	10 Eleanor St ASHBURTON 3147	$2,955,000	30/11/2024
2	11 Mont Iris Av GLEN IRIS 3146	$2,950,000	16/11/2024
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: 01/03/2025 16:58

5 Annetta Avenue, Ashburton Vic 3147



5 2 2

Property Type: House
Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price
$3,025,000
Median House Price
Year ending December 2024: $1,918,444

Comparable Properties



10 Eleanor St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,955,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



11 Mont Iris Av GLEN IRIS 3146 (REI)

4 2 3

Price: $2,950,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)

Agent Comments

8 Comas Gr ASHBURTON 3147 (REI/VG)

5 4 2

Price: $2,905,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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