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	1 Dunlop Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,760,000 Property Type House Suburb Ashburton

Period - From 01/10/2024 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	107 High St GLEN IRIS 3146	$1,960,000	04/12/2024
2	162 Ashburn Gr ASHBURTON 3147	$1,850,000	04/12/2024
3	1 Glen Rd ASHBURTON 3147	$1,906,888	07/11/2024

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: 05/02/2025 10:28

1 Dunlop Street, Ashburton Vic 3147

shelter. Real Estate
Will Anderson
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4 2 2

Property Type: House
Land Size: 752 sqm approx

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
December quarter 2024: $1,760,000

Agent Comments

With every detail meticulously curated to provide a bespoke yet practical family home, this magnificent Californian Bungalow on a sizeable north facing, corner allotment has recently undergone a masterful renovation delivering luxury and elegance at every turn.

Comparable Properties



107 High St GLEN IRIS 3146 (REI/VG)

5 2 2

Price: $1,960,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



162 Ashburn Gr ASHBURTON 3147 (REI)

3 2 1

Price: $1,850,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments



1 Glen Rd ASHBURTON 3147 (REI)

3 2 2

Price: $1,906,888
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 692 sqm approx

Agent Comments

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