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	2 Young Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	15 Cairnes Cr MALVERN EAST 3145	$2,420,000	30/11/2024
2	5 Bath Rd GLEN IRIS 3146	$2,587,500	30/11/2024
3	36 Beryl St GLEN IRIS 3146	$2,425,000	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: 03/03/2025 16:55

2 Young Street, Ashburton Vic 3147

Lachlan White
9810 5000
0475 914 622
LachlanWhite@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending December 2024: $1,918,444

Comparable Properties



15 Cairnes Cr MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,420,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



5 Bath Rd GLEN IRIS 3146 (REI/VG)

4 3 3

Price: $2,587,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



36 Beryl St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,425,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

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