

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 Poulter Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

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	1b Kardinia Rd GLEN IRIS 3146	\$1,820,000	27/02/2025
2	43a Baker Pde ASHBURTON 3147	\$1,800,000	27/02/2025
3	16 Bentham Ct BURWOOD 3125	\$1,780,000	23/10/2024

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:

12/03/2025 10:34



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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

Year ending December 2024: \$1,918,444



4 3 4

Rooms: 5
Property Type: House
Agent Comments

Comparable Properties



1b Kardinia Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)



43a Baker Pde ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,800,000
Method: Private Sale
Date: 27/02/2025
Property Type: House



16 Bentham Ct BURWOOD 3125 (REI/VG)

Agent Comments

5 2 2

Price: \$1,780,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 501 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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