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	61 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Single price $1,670,000

Median sale price

Median price	$1,906,888	Property Type	House	Suburb	Ashburton
Period - From	01/04/2024	to	31/03/2025	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	2/2 Johnston St ASHBURTON 3147	$1,605,000	15/02/2025
2	5/14a St Georges Cr ASHBURTON 3147	$1,685,000	20/10/2024
3	10a Gloucester Rd ASHBURTON 3147	$1,680,000	18/10/2024

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: 05/04/2025 13:12

61 Victory Boulevard, Ashburton Vic 3147

David Macmillan
03 9810 5000
0411 111 108
davidmacmillan@jelliscraig.com.au

3 2 2

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price
$1,670,000
Median House Price
Year ending March 2025: $1,906,888

Comparable Properties

2/2 Johnston St ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,605,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Agent Comments

5/14a St Georges Cr ASHBURTON 3147 (VG)

4 - -

Price: $1,685,000
Method: Sale
Date: 20/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

10a Gloucester Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,680,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

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