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	15 Pitt Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	4/100 Victory Blvd ASHBURTON 3147	$1,300,000	14/12/2024
2	2/18 Nicholas St ASHBURTON 3147	$1,170,000	05/10/2024
3	2a Peace St GLEN IRIS 3146	$1,225,000	18/09/2024

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: 28/01/2025 17:44

15 Pitt Street, Ashburton Vic 3147

shelter. Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 307 sqm approx

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2024: $1,760,000

Agent Comments

With a tranquil parkland vista, large light-filled living spaces, private courtyard and just a short walk to Glen Waverley or Alamein train lines, cafes, shops and schools; this single level, low maintenance home provides the perfect sanctuary for families or downsizers.

Comparable Properties



4/100 Victory Blvd ASHBURTON 3147 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 14/12/2024
Property Type: Townhouse (Single)
Land Size: 377 sqm approx

Agent Comments



2/18 Nicholas St ASHBURTON 3147 (REI)

3 2 2

Price: $1,170,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 309 sqm approx

Agent Comments



2a Peace St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,225,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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