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	23 Donald Street, Ashburton Vic 3147

Indicative selling price

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

Single price $2,750,000

Median sale price

Median price $1,860,000 Property Type House Suburb Ashburton

Period - From 26/03/2024 to 25/03/2025 Source Property Data

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	23 Oak Gr MALVERN EAST 3145	$2,925,000	14/03/2025
2	50 Florizel St GLEN IRIS 3146	$2,800,000	19/02/2025
3	25 Thurso St MALVERN EAST 3145	$2,825,000	14/12/2024

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: 26/03/2025 09:55

23 Donald Street, Ashburton Vic 3147



4 3 3

Property Type: House
Land Size: 1007 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000
Median House Price
26/03/2024 - 25/03/2025: $1,860,000

Comparable Properties



23 Oak Gr MALVERN EAST 3145 (REI)

4 2 2

Price: $2,925,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)

Agent Comments



50 Florizel St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,800,000
Method: Auction Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



25 Thurso St MALVERN EAST 3145 (REI)

5 3 3

Price: $2,825,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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