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	20 St Georges Crescent, 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	9 Amery St ASHBURTON 3147	$2,321,000	22/02/2025
2	34 Baird St ASHBURTON 3147	$2,310,000	30/11/2024
3	27 Victory Blvd ASHBURTON 3147	$2,500,000	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: 05/03/2025 12:26

20 St Georges Crescent, Ashburton Vic 3147

Will Anderson
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4 2 3

Rooms: 8
Property Type: House (Res)

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

Agent Comments

From its classic Californian bungalow façade embraced by a picturesque front garden to its sleek contemporary spaces, this stunningly renovated four bedroom home on a corner allotment exceeds all expectations within a highly sought-after locale.

Comparable Properties



9 Amery St ASHBURTON 3147 (REI)

4 2 2

Price: $2,321,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



34 Baird St ASHBURTON 3147 (REI/VG)

4 2 4

Price: $2,310,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 852 sqm approx

Agent Comments



27 Victory Blvd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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