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	1A Orford Road, Ashburton Vic 3147

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,979,500 Property Type House Suburb Ashburton

Period - From 01/07/2024 to 30/06/2025 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	G4/363 High St ASHBURTON 3147	$1,200,000	13/03/2025
2			
3			

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: 25/08/2025 14:28

1A Orford Road, Ashburton Vic 3147

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3 2 2

Property Type: House

Agent Comments

Combining contemporary comfort with a warm, homely ambiance, this single-level residence is a seamless expression of lifestyle-focused living.

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
Year ending June 2025: $1,979,500

Comparable Properties



G4/363 High St ASHBURTON 3147 (VG)

2 - -

Price: $1,200,000
Method: Sale
Date: 13/03/2025
Property Type: Strata Unit/Flat

Agent Comments

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.

Account - Shelter Real Estate | P: 03 9889 3990

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