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	35 Yuile Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,600,000 & $2,800,000

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	96 Glen Iris Rd GLEN IRIS 3146	$2,775,000	31/03/2025
2	22 Kardinia Rd GLEN IRIS 3146	$2,885,000	29/03/2025
3	5 Annetta Av ASHBURTON 3147	$2,900,000	25/03/2025

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: 30/04/2025 05:56

35 Yuile Street, Ashburton Vic 3147

Todd Braggins
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4 3 4

Property Type: House
Land Size: 780 sqm approx

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending March 2025: $1,906,888

Agent Comments

Enjoying a prized corner allotment embraced by established landscaped gardens, this stately family home delivers quality craftsmanship balancing elegance with easy liveability, functionality and timeless design.

Comparable Properties



96 Glen Iris Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $2,775,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments



22 Kardinia Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,885,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



5 Annetta Av ASHBURTON 3147 (REI)

4 2 2

Price: $2,900,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 703 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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