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	21 Ashburton Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,100,000 & $3,400,000

Median sale price

Median price $2,282,000 Property Type House Suburb Glen Iris

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	52-54 Great Valley Rd GLEN IRIS 3146	$3,400,000	07/01/2025
2	26 Gardiner Pde GLEN IRIS 3146	$3,450,000	08/12/2024
3	37 Bourne Rd GLEN IRIS 3146	$3,415,000	09/11/2024

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: 02/05/2025 19:53

21 Ashburton Road, Glen Iris Vic 3146

FLETCHERS



5 3 5

Rooms: 12
Property Type: House
Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000 - $3,400,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



52-54 Great Valley Rd GLEN IRIS 3146 (REI)

5 4 4

Price: $3,400,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 745 sqm approx

Agent Comments



26 Gardiner Pde GLEN IRIS 3146 (REI/VG)

4 3 4

Price: $3,450,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 787 sqm approx

Agent Comments



37 Bourne Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $3,415,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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