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	1/60 Winton Road, Ashburton VIC 3147

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Ashburton

Period - From 16/10/2024 to 15/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/2 Johnston Street Ashburton VIC 3147	$1,605,000	15/02/2025
1/6 Ramu Grove Ashburton VIC 3147	$1,525,000	14/11/2024
56 Alamein Avenue Ashburton VIC 3147	$1,515,000	30/11/2024

This Statement of Information was prepared on: 16/04/2025