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	1/6 Crete Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price $2,030,000

Median sale price

Median price $1,852,000 Property Type House Suburb Ashburton

Period - From 01/01/2025 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	53 Alamein Av ASHBURTON 3147	$2,081,000	14/06/2025
2	1/14 Benghazi Av ASHBURTON 3147	$2,010,000	05/04/2025
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: 16/06/2025 10:27

1/6 Crete Avenue, Ashburton Vic 3147

Will Anderson
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4 2 2

Property Type: House (Res)

Agent Comments

Presenting a stunning expression of timeless design and modern functionality, this impeccable Hamptons-inspired residence unfolds over two thoughtfully curated levels, delivering exceptional flexibility and effortless sophistication for contemporary family living.

Indicative Selling Price
$2,030,000
Median House Price
March quarter 2025: $1,852,000

Comparable Properties

53 Alamein Av ASHBURTON 3147 (REI)

4 3 1

Price: $2,081,000
Method:
Date: 14/06/2025
Property Type: House

Agent Comments

1/14 Benghazi Av ASHBURTON 3147 (REI)

4 3 2

Price: $2,010,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

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.

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