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	48A Ward Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,526,666 Property Type Townhouse Suburb Ashburton

Period - From 09/07/2024 to 08/07/2025 Source Property Data

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	1a Derna Rd ASHBURTON 3147	$1,718,000	12/06/2025
2	43a Baker Pde ASHBURTON 3147	$1,800,000	27/02/2025
3	1b Kardinia Rd GLEN IRIS 3146	$1,820,000	27/02/2025

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: 09/07/2025 12:12

48A Ward Street, Ashburton Vic 3147

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



4 3 2

Rooms: 7
Property Type: Townhouse
Land Size: 304 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median Townhouse Price
09/07/2024 - 08/07/2025: $1,526,666

Agent Comments

An enticing showcase of space, style and sophistication, this instantly impressive home on a low maintenance allotment unfolds across multiple stunning levels.

Comparable Properties



1a Derna Rd ASHBURTON 3147 (REI)

4 2 2

Price: $1,718,000
Method: Private Sale
Date: 12/06/2025
Property Type: Townhouse (Single)

Agent Comments



43a Baker Pde ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 314 sqm approx

Agent Comments



1b Kardinia Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.