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<br>Including suburb and postcode | 21A Markham Avenue, Ashburton Vic 3147 |

## Indicative selling price

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

Single price $2,020,000

## Median sale price

Median price $2,139,000 Property Type House Suburb Ashburton

Period - From 01/04/2025 to 30/06/2025 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 | 1/6 Crete Av ASHBURTON 3147 | $2,010,000 | 18/06/2025 |
| 2 | 2/53 Winton Rd ASHBURTON 3147 | $2,050,000 | 16/06/2025 |
| 3 | 53a Alamein Av ASHBURTON 3147 | $2,081,000 | 14/06/2025 |

**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: 23/08/2025 17:14

# 21A Markham Avenue, Ashburton Vic 3147

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 2 3

**Rooms:** 3
**Property Type:** House (Res)
**Land Size:** 447 sqm approx

Agent Comments

**Indicative Selling Price**
$2,020,000
**Median House Price**
June quarter 2025: $2,139,000

## Comparable Properties



**1/6 Crete Av ASHBURTON 3147 (REI)**

4 2 2

**Price:** $2,010,000
**Method:** Private Sale
**Date:** 18/06/2025
**Property Type:** House

Agent Comments



**2/53 Winton Rd ASHBURTON 3147 (REI/VG)**

4 3 3

**Price:** $2,050,000
**Method:** Private Sale
**Date:** 16/06/2025
**Property Type:** House

Agent Comments



**53a Alamein Av ASHBURTON 3147 (REI)**

4 3 2

**Price:** $2,081,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** House (Res)
**Land Size:** 307 sqm approx

Agent Comments

**Account** - Belle Property Glen Iris | P: 03 98181888

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