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	11 Eleanor Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,979,500 Property Type House Suburb Ashburton

Period - From 01/07/2024 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	57 Welfare Pde GLEN IRIS 3146	$2,620,000	14/06/2025
2	39 Charles St GLEN IRIS 3146	$2,675,000	07/06/2025
3	30 Nicholas St ASHBURTON 3147	$2,462,000	31/05/2025

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: 06/08/2025 13:23

11 Eleanor Street, Ashburton Vic 3147



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2025: $1,979,500

Comparable Properties



57 Welfare Pde GLEN IRIS 3146 (REI)

4 2 3

Price: $2,620,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



39 Charles St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,675,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 675 sqm approx

Agent Comments



30 Nicholas St ASHBURTON 3147 (REI)

4 2 2

Price: $2,462,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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