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	35 Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	21 Dunlop St ASHBURTON 3147	$2,197,000	28/06/2025
2	23 Rob Roy Rd MALVERN EAST 3145	$2,080,000	20/05/2025
3	8 Gloucester Rd ASHBURTON 3147	$2,158,000	21/03/2025

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: 08/08/2025 14:05

35 Victory Boulevard, Ashburton Vic 3147

Will Anderson
03 9889 3990
0488 004 001
will@shelterrealestate.com.au



5 3 2

Property Type: House
Land Size: 566 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2025: $2,139,000

Agent Comments

Beyond a façade of rich storybook aesthetic featuring bay windows, the spotless interior of this substantial family residence sits in harmony with garden surrounds and a wraparound rear deck.

Comparable Properties



21 Dunlop St ASHBURTON 3147 (REI)

4 2 4

Price: $2,197,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



23 Rob Roy Rd MALVERN EAST 3145 (VG)

3 - -

Price: $2,080,000
Method: Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



8 Gloucester Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,158,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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