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	52 Eleanor Street, Ashburton Vic 3147

Indicative selling price

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

Single price $2,915,000

Median sale price

Median price $1,975,000 Property Type House Suburb Ashburton

Period - From 01/07/2025 to 30/09/2025 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	6 Duke St ASHBURTON 3147	$3,075,000	25/10/2025
2	33 Barina Rd GLEN IRIS 3146	$2,910,000	26/07/2025
3	35 Yuile St ASHBURTON 3147	$2,835,000	21/05/2025

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: 05/11/2025 17:08

52 Eleanor Street, Ashburton Vic 3147

Christine Arazi
03 9889 3990
0409 231 653
christine@shelterrealestate.com.au



4 4 4

Property Type: House
Land Size: 676 sqm approx

Indicative Selling Price
$2,915,000
Median House Price
September quarter 2025: $1,975,000

Agent Comments

Gracing the street with a captivating façade abundant in timeless elegance, this substantial family home has been renovated and extended to provide versatile accommodation for growing families of all stages and offers a superb prospect for multi-generational living.

Comparable Properties



6 Duke St ASHBURTON 3147 (REI)

4 3 2

Price: $3,075,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments



33 Barina Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,910,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments



35 Yuile St ASHBURTON 3147 (REI/VG)

4 3 4

Price: $2,835,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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