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: 1 Annetta Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between: $4,500,000 & $4,950,000

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	6 Glenbrook Av MALVERN EAST 3145	$5,025,000	23/09/2025
2	29 Vale St GLEN IRIS 3146	$5,300,000	20/06/2025
3			

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: 29/09/2025 17:02

1 Annetta Avenue, Ashburton Vic 3147



5 5 3

Property Type: House (Res)
Land Size: 1171 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000 - $4,950,000
Median House Price
June quarter 2025: $2,139,000

Comparable Properties



6 Glenbrook Av MALVERN EAST 3145 (REI)

5 3 2

Price: $5,025,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 1263 sqm approx

Agent Comments



29 Vale St GLEN IRIS 3146 (VG)

3 - -

Price: $5,300,000
Method: Sale
Date: 20/06/2025
Property Type: House (Res)
Land Size: 1138 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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