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	144a Ashburn Grove, Ashburton VIC 3147

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,250,000 Property Type Unit Suburb Ashburton

Period - From 27/04/2025 to 26/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Halifax Court Ashburton VIC 3147	$1,865,000	13/09/2025
2/14 Lucerne Street Ashburton VIC 3147	$1,720,000	22/07/2025
2/1 Beech Street Malvern East VIC 3145	$1,750,000	26/05/2025

This Statement of Information was prepared on: 27/10/2025