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<br>Including suburb and postcode | 4 Chamberlain Street, 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 | 35 Victory Blvd ASHBURTON 3147 | $2,221,000 | 06/09/2025 |
| 2 | 11 Serrell St MALVERN EAST 3145 | $2,150,000 | 27/08/2025 |
| 3 | 105 Nicholas St ASHBURTON 3147 | $2,311,000 | 19/07/2025 |

**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: 01/10/2025 17:40

# 4 Chamberlain Street, Ashburton Vic 3147

Will Anderson
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4 2 3

**Property Type:** House
**Land Size:** 665 sqm approx

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

Agent Comments

Tranquilly set within a picturesque, private garden sanctuary, this captivating residence delivers instant family appeal through generous, light-filled dimensions blending original charm with contemporary updates.

## Comparable Properties



**35 Victory Blvd ASHBURTON 3147 (REI)**

5 3 2

**Price:** $2,221,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** House (Res)

Agent Comments



**11 Serrell St MALVERN EAST 3145 (REI)**

4 2 2

**Price:** $2,150,000
**Method:** Sold Before Auction
**Date:** 27/08/2025
**Property Type:** House (Res)
**Land Size:** 658 sqm approx

Agent Comments



**105 Nicholas St ASHBURTON 3147 (REI/VG)**

4 2 3

**Price:** $2,311,000
**Method:** Auction Sale
**Date:** 19/07/2025
**Property Type:** House (Res)
**Land Size:** 836 sqm approx

Agent Comments

**Account** - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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