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 | 40 Morotai Avenue, Ashburton Vic 3147 |

## Indicative selling price

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

Range between $1,390,000 & $1,450,000

## Median sale price

Median price $1,906,888 Property Type House Suburb Ashburton

Period - From 24/10/2024 to 23/10/2025 Source Property Data

## 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 | 28 Lancaster St ASHBURTON 3147 | $1,455,000 | 11/10/2025 |
| 2 | 12 Derna Rd ASHBURTON 3147 | $1,430,000 | 11/10/2025 |
| 3 | 31 Abbotsford Av MALVERN EAST 3145 | $1,390,000 | 04/10/2025 |

**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: 24/10/2025 08:29

# 40 Morotai Avenue, Ashburton Vic 3147

JellisCraig

Andrew Shen
9908 5700
0410 108 000
andrewshen@jelliscraig.com.au




5 3 2

**Property Type:** House
**Land Size:** 645 sqm approx

Agent Comments

**Indicative Selling Price**
$1,390,000 - $1,450,000
**Median House Price**
24/10/2024 - 23/10/2025: $1,906,888

## Comparable Properties



**28 Lancaster St ASHBURTON 3147 (REI)**

3 1 2

**Price:** $1,455,000
**Method:** Auction Sale
**Date:** 11/10/2025
**Property Type:** House (Res)
**Land Size:** 636 sqm approx

Agent Comments



**12 Derna Rd ASHBURTON 3147 (REI)**

3 1 2

**Price:** $1,430,000
**Method:** Auction Sale
**Date:** 11/10/2025
**Property Type:** House (Res)

Agent Comments
Land size : 616SQM



**31 Abbotsford Av MALVERN EAST 3145 (REI)**

2 1 2

**Price:** $1,390,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** House (Res)

Agent Comments
Land size: 597 SQM

**Account** - Jellis Craig | P: (03) 9908 5700

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