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	2A Markham Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,497,500 Property Type Townhouse Suburb Ashburton

Period - From 22/10/2024 to 21/10/2025 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	9/14 Wahroongaa Cr MURRUMBEENA 3163	$1,065,000	08/07/2025
2	3/555 Waverley Rd MALVERN EAST 3145	$1,045,000	28/05/2025
3	3/11 Allenby Av GLEN IRIS 3146	$1,020,000	17/05/2025

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: 22/10/2025 11:48

2A Markham Avenue, Ashburton Vic 3147

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



3 2 2

Rooms: 4
Property Type: Townhouse
Land Size: 249 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
22/10/2024 - 21/10/2025: $1,497,500

Comparable Properties



9/14 Wahroongaa Cr MURRUMBEENA 3163 (REI/VG)

3 2 1

Price: $1,065,000
Method: Private Sale
Date: 08/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/555 Waverley Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,045,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)

Agent Comments



3/11 Allenby Av GLEN IRIS 3146 (VG)

3 - -

Price: $1,020,000
Method: Sale
Date: 17/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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