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	25 Fakenham Road, Ashburton Vic 3147

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,995,000 Property Type House Suburb Ashburton

Period - From 01/01/2025 to 31/12/2025 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	22 Amery St ASHBURTON 3147	$2,200,000	07/12/2025
2	27 Vears Rd ASHBURTON 3147	$2,460,000	29/11/2025
3	27 Marquis St ASHBURTON 3147	$2,350,000	15/11/2025

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: 28/01/2026 17:29

25 Fakenham Road, Ashburton Vic 3147



4 2 2

Property Type: House
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending December 2025: $1,995,000

Comparable Properties



22 Amery St ASHBURTON 3147 (REI)

4 2 2

Price: $2,200,000
Method: Private Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



27 Vears Rd ASHBURTON 3147 (REI)

3 2 2

Price: $2,460,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



27 Marquis St ASHBURTON 3147 (REI)

3 2 2

Price: $2,350,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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