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	5 Sun Rise, Ashburton Vic 3147

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,990,500 Property Type House Suburb Ashburton

Period - From 01/10/2025 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	2 Sun Rise ASHBURTON 3147	$1,625,000	19/02/2026
2	16A Alamein Av ASHBURTON 3147	$1,475,000	20/12/2025
3	1/2 Yunki Ct ASHWOOD 3147	$1,621,000	04/12/2025

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: 20/02/2026 18:14

5 Sun Rise, Ashburton Vic 3147

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au



3 2 2

Rooms: 7
Property Type: House
Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
December quarter 2025: $1,990,500

Comparable Properties



2 Sun Rise ASHBURTON 3147 (REI)

3 2 2

Price: $1,625,000
Method: Auction Sale
Date: 19/02/2026
Property Type: House

Agent Comments



16A Alamein Av ASHBURTON 3147 (REI)

3 2 1

Price: $1,475,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 330 sqm approx

Agent Comments



1/2 Yunki Ct ASHWOOD 3147 (REI)

4 3 2

Price: $1,621,000
Method: Auction Sale
Date: 04/12/2025
Property Type: Townhouse (Res)
Land Size: 373 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE | propertydata.com.au

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