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	1/11A Marquis Street, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$950,000	&	\$1,020,000
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Median sale price

Median price	\$1,565,833	Pro	perty Type T	ownhouse		Suburb	Ashburton
Period - From	07/08/2024	to	06/08/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/46 Edmonds Av ASHWOOD 3147	\$901,800	18/07/2025
2	4/1 Glencairn Av CAMBERWELL 3124	\$936,000	01/07/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/08/2025 15:44









Rooms: 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$950,000 - \$1,020,000 **Median Townhouse Price** 07/08/2024 - 06/08/2025: \$1,565,833

Enjoying the enviable convenience of Ashburton Village and the train station, this exceptional residence is thoughtfully designed for refined entertaining and absolute relaxation.

Comparable Properties



1/46 Edmonds Av ASHWOOD 3147 (REI)

Agent Comments

Price: \$901,800 Method: Private Sale Date: 18/07/2025

Property Type: Townhouse (Single)



4/1 Glencairn Av CAMBERWELL 3124 (REI)

2





Agent Comments

Price: \$936,000 Method: Private Sale Date: 01/07/2025 Property Type: House Land Size: 216 sqm approx



3/11 Allenby Av GLEN IRIS 3146 (VG)





Agent Comments

Price: \$1,020,000 Method: Sale Date: 17/05/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Shelter Real Estate | P: 03 9889 3990





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