

# 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

1/11A Marquis Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,020,000

### Median sale price

Median price

\$1,565,833

Property Type

Townhouse

Suburb

Ashburton

Period - From

07/08/2024

to

06/08/2025

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	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 comparable properties 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



2 2

**Rooms:** 2  
**Property Type:** Townhouse (Res)

Agent Comments

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

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

Comparable Properties



1/46 Edmonds Av ASHWOOD 3147 (REI)

Agent Comments

3 2 1

**Price:** \$901,800  
**Method:** Private Sale  
**Date:** 18/07/2025  
**Property Type:** Townhouse (Single)



4/1 Glencairn Av CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

**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

3 - -

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