

# 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

14 Samarinda Avenue, Ashburton Vic 3147

### Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$2,139,000 Property Type House Suburb Ashburton

Period - From 01/04/2025 to 30/06/2025 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	25 Barrington Dr ASHWOOD 3147	\$2,545,000	28/05/2025
2	3 Hudson Ct ASHBURTON 3147	\$2,760,000	27/03/2025
3	5 Yooralla St ASHWOOD 3147	\$2,500,000	27/02/2025

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:

22/07/2025 10:52



5 2 2

**Property Type:** House (Res)

**Land Size:** 602 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

June quarter 2025: \$2,139,000

## Comparable Properties



**25 Barrington Dr ASHWOOD 3147 (REI)**

Agent Comments

5 3 5

**Price:** \$2,545,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** House

**Land Size:** 797 sqm approx



**3 Hudson Ct ASHBURTON 3147 (REI/VG)**

Agent Comments

5 5 3

**Price:** \$2,760,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** House

**Land Size:** 677 sqm approx



**5 Yooralla St ASHWOOD 3147 (REI/VG)**

Agent Comments

5 5 2

**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 27/02/2025

**Property Type:** House (Res)

**Land Size:** 645 sqm approx

Account - Marshall White | P: 03 9822 9999