

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

38 Prosper Parade, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000

&

\$1,890,000

Median sale price

Median price \$1,979,500

Property Type House

Suburb Ashburton

Period - From 01/07/2024

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		
2		
3		

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:

11/08/2025 14:38



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Rooms: 8
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Rare opportunity in the tightly held Summerhill Estate, Available for only the second time since the 1950s, Impeccably maintained Art Deco brick home on 836sqm, Enjoy today with future renovation or new home options, Deep 54.86m nth-westerly rear garden, high ceilings, fireplaces & timber floors.

Indicative Selling Price
\$1,800,000 - \$1,890,000
Median House Price
Year ending June 2025: \$1,979,500

Comparable Properties

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.