Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 5/17 Ashburn Grove, Ashburton Vic 3147

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	3	2	1	120	463

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,180,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,982,500 Property type: House Suburb: Ashburton

Period: from 21/10/2025 to 20/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1/145 Summerhill Rd GLEN IRIS 3146		
Sale price	$1,200,000	Date of sale	29/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	1	2	86	372

Comparable property 2

Address	8/5 Welfare Pde ASHBURTON 3147		
Sale price	$1,150,000	Date of sale	06/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	124	196

Comparable property 3

Address	2/7 Huon Gr ASHBURTON 3147		
Sale price	$1,250,000	Date of sale	14/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	2	150	204

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=cdadc2e2f09ef5e12f80425c1489ce84

5/17 Ashburn Grove, Ashburton Vic 3147

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3 2 1

Property Type: Townhouse
Land Size: 463 sqm approx

Indicative Selling Price
$1,180,000
Median House Price
21/10/2025 - 20/10/2026: $1,982,500

Agent Comments

Sunlit interiors, quality finishes plus a supremely convenient address unite in this spacious townhouse, delivering an exceptional opportunity for first home buyers, young families or purchasers seeking an easycare home footsteps from Ashburton Village.

Comparable Properties



1/145 Summerhill Rd GLEN IRIS 3146 (REI)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 29/08/2026
Property Type: Unit
Land Size: 372 sqm approx

Agent Comments



8/5 Welfare Pde ASHBURTON 3147 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 06/08/2026
Property Type: Townhouse (Single)

Agent Comments



2/7 Huon Gr ASHBURTON 3147 (REI)

4 3 2

Price: $1,250,000
Method: Sold Before Auction
Date: 14/07/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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