

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

1/67 ASHBURN GROVE ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,875,000

Property type

House

Suburb

Ashburton

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/28 DUKE STREET ASHBURTON VIC 3147	\$1,100,000	03-Apr-25
5 GLOUCESTER ROAD ASHBURTON VIC 3147	\$1,008,000	05-Apr-25
2/31 ASHBURN GROVE ASHBURTON VIC 3147	\$861,500	08-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 30 June 2025



**1/28 DUKE STREET ASHBURTON
VIC 3147**

 2  1  -

Sold Price

\$1,100,000

Sold Date

03-Apr-25

Distance

1.12km



**5 GLOUCESTER ROAD
ASHBURTON VIC 3147**

 3  1  2

Sold Price

\$1,008,000

Sold Date

05-Apr-25

Distance

0.91km



**2/31 ASHBURN GROVE
ASHBURTON VIC 3147**

 2  1  1

Sold Price

\$861,500

Sold Date

08-Feb-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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