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	21a Markham Avenue, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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Median sale price

Median price	\$1,526,666	Pro	perty Type T	ownhouse		Suburb	Ashburton
Period - From	29/07/2024	to	28/07/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	43a Baker Pde ASHBURTON 3147	\$1,800,000	27/02/2025
2	1b Kardinia Rd GLEN IRIS 3146	\$1,820,000	27/02/2025
3	5 Malmsbury Dr ASHWOOD 3147	\$1,900,000	15/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/07/2025 14:03





Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,800,000 - \$1,950,000 **Median Townhouse Price** 29/07/2024 - 28/07/2025: \$1,526,666



Rooms: 3

Property Type: Townhouse Land Size: 447 sqm approx

Agent Comments

Comparable Properties



43a Baker Pde ASHBURTON 3147 (REI/VG)

Price: \$1,800,000 Method: Private Sale Date: 27/02/2025 Property Type: House Land Size: 314 sqm approx **Agent Comments**



1b Kardinia Rd GLEN IRIS 3146 (REI)

Price: \$1,820,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: House (Res)

Agent Comments



5 Malmsbury Dr ASHWOOD 3147 (REI/VG)

Agent Comments

Price: \$1,900,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 523 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888





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