

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

21a Markham Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$1,526,666

Property Type

Townhouse

Suburb

Ashburton

Period - From

29/07/2024

to

28/07/2025

Source

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 | 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 comparable properties 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



4 2 3

Rooms: 3

Property Type: Townhouse

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



43a Baker Pde ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 27/02/2025

Property Type: House

Land Size: 314 sqm approx



1b Kardinia Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$1,820,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: House (Res)



5 Malmsbury Dr ASHWOOD 3147 (REI/VG)

Agent Comments

4 2 4

Price: \$1,900,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 523 sqm approx