

# 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

1/11A Marquis Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,020,000

### Median sale price

Median price \$1,525,833

Property Type Townhouse

Suburb Ashburton

Period - From 28/05/2024

to 27/05/2025

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 | 3/11 Allenby Av GLEN IRIS 3146    | \$1,020,000 | 17/05/2025   |
| 2 | 1/13 Callanish Rd CAMBERWELL 3124 | \$930,000   | 05/04/2025   |
| 3 | 1/28 Duke St ASHBURTON 3147       | \$1,100,000 | 03/04/2025   |

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:

28/05/2025 09:59

1/11A Marquis Street, Ashburton Vic 3147

shelter.

Will Anderson

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**Indicative Selling Price**

\$1,020,000

**Median Townhouse Price**

28/05/2024 - 27/05/2025: \$1,525,833



**Rooms:** 2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**3/11 Allenby Av GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Res)



**1/13 Callanish Rd CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$930,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Unit



**1/28 Duke St ASHBURTON 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/04/2025

**Property Type:** Unit

**Land Size:** 285 sqm approx

**Account - Shelter Real Estate** | P: 03 9889 3990



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