Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Dunlop Street, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Range betweer	n \$1,900,000		&		\$2,050,000					
Median sale price										
Median price	\$1,906,888	Pro	Property Type		House		Suburb	Ashburton		
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV			

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Dunlop St ASHBURTON 3147	\$2,112,500	01/03/2025
2	22 Sunderland Av ASHBURTON 3147	\$1,990,000	01/03/2025
3			

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:

02/06/2025 13:27



21 Dunlop Street, Ashburton Vic 3147







Rooms: 8 Property Type: House Land Size: 655 sqm approx Agent Comments Plus 2 additional off street parking Chris Hingston 03 8539 9025 0419 104 625 chrishingston@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price Year ending March 2025: \$1,906,888

Comparable Properties

1 Dunlop St ASHBURTON 3147 (REI) Image: A market base 4 Image: Base Price: \$2,112,500 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 752 sqm approx	Agent Comments
22 Sunderland Av ASHBURTON 3147 (REI) 4 3 2 Price: \$1,990,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 711 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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