

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

21 Dunlop Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,906,888

Property Type House

Suburb Ashburton

Period - From 01/04/2024

to 31/03/2025

Source 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 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	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



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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending March 2025: \$1,906,888



4 2 2

Rooms: 8

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Plus 2 additional off street parking

Comparable Properties



1 Dunlop St ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,112,500

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 752 sqm approx



22 Sunderland Av ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,990,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 711 sqm approx

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.

