

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

3/278 High Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,536,500

Property Type Townhouse

Suburb Ashburton

Period - From 19/06/2025

to

18/06/2026

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	53 Cairnes Cr MALVERN EAST 3145	\$1,250,000	13/05/2026
2	1/19 Trent St GLEN IRIS 3146	\$1,304,000	02/05/2026
3	9/2 Victor Rd GLEN IRIS 3146	\$1,285,000	22/04/2026

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:

19/06/2026 12:41

3/278 High Street, Ashburton Vic 3147



Tony Doh
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3 + Stud
y 2.5 2

Property Type: Townhouse
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Townhouse Price
19/06/2025 - 18/06/2026: \$1,536,500

Comparable Properties



53 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments

3 2 1

Price: \$1,250,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: Townhouse (Res)



1/19 Trent St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,304,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)



9/2 Victor Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$1,285,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Single)
Land Size: 182 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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