

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

302 High Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Ashburton

Period - From 01/04/2026

to

30/06/2026

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	26 Catalina Av ASHBURTON 3147	\$1,200,000	07/09/2026
2	11 Lancaster St ASHBURTON 3147	\$1,282,000	01/08/2026
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:

21/09/2026 16:25



3 3 2

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Set on a substantial parcel directly opposite Ashburton Park, this versatile property presents an exciting opportunity in a tightly held Ashburton position. Featuring a flexible three-bedroom, three-bathroom configuration across a comfortable main residence and self-contained studio

Comparable Properties



26 Catalina Av ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 07/09/2026

Property Type: House

Land Size: 718 sqm approx



11 Lancaster St ASHBURTON 3147 (REI)

Agent Comments

4 1 3

Price: \$1,282,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 629 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.