

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

5/17 Ashburn Grove, 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 \$1,980,000

Property Type House

Suburb Ashburton

Period - From 01/07/2025

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	3/278 High St ASHBURTON 3147	\$1,300,000	09/07/2026
2	1/19 Trent St GLEN IRIS 3146	\$1,304,000	02/05/2026
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:

24/09/2026 09:09

5/17 Ashburn Grove, Ashburton Vic 3147

shelter.

Zali Reynolds

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2026: \$1,980,000



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/278 High St ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 09/07/2026

Property Type: House



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)

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 - Shelter Real Estate | P: 03 9889 3990



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