

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

50 Ward Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

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	11 Abbotsford Av MALVERN EAST 3145	\$1,900,000	28/03/2026
2	55 St Georges Cr ASHBURTON 3147	\$1,900,000	21/03/2026
3	9 Keltie St GLEN IRIS 3146	\$1,910,000	19/03/2026

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:

13/08/2026 15:23

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2026: \$1,785,000



2 1 2

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Commanding a prominent corner position in one of Ashburton's most connected pockets, this original 2 bedroom property presents a versatile blank canvas rich in future potential.

Comparable Properties



11 Abbotsford Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$1,900,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 626 sqm approx



55 St Georges Cr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 3

Price: \$1,900,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 696 sqm approx



9 Keltie St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,910,000

Method: Sold Before Auction

Date: 19/03/2026

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990