

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

52b Victory Boulevard, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

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	3/32 Burbank St ASHBURTON 3147	\$1,650,000	16/04/2026
2	5 Sun Rise ASHBURTON 3147	\$1,475,000	25/03/2026
3	2 Sun Rise ASHBURTON 3147	\$1,625,000	19/02/2026

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:

27/07/2026 11:24

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,785,000



4 3 2

Property Type: House

Land Size: 304 sqm approx

Agent Comments

Beautifully designed for effortless family living, this expansive four bedroom home combines generous proportions with an abundance of sunshine and complete privacy from each room.

Comparable Properties



3/32 Burbank St ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 3

Price: \$1,650,000

Method: Private Sale

Date: 16/04/2026

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



5 Sun Rise ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,475,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 388 sqm approx



2 Sun Rise ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000

Method: Auction Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 370 sqm approx