

# 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

53a Alamein Avenue, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$1,890,944

Property Type

House

Suburb

Ashburton

Period - From

13/05/2024

to

12/05/2025

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	49a Nicholas St ASHBURTON 3147	\$2,000,000	18/03/2025
2	43a Baker Pde ASHBURTON 3147	\$1,800,000	27/02/2025
3	51 Warner Av ASHBURTON 3147	\$1,852,000	01/02/2025

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:

13/05/2025 15:21



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,700,000 - \$1,850,000  
Median House Price  
13/05/2024 - 12/05/2025: \$1,890,944

## Comparable Properties



49a Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,000,000  
Method: Private Sale  
Date: 18/03/2025  
Property Type: House



43a Baker Pde ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,800,000  
Method: Private Sale  
Date: 27/02/2025  
Property Type: House  
Land Size: 314 sqm approx



51 Warner Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,852,000  
Method: Auction Sale  
Date: 01/02/2025  
Property Type: House (Res)  
Land Size: 384 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222