

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

56 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	16 Liberator St ASHBURTON 3147	\$2,402,500	13/03/2026
2	15 Duke St ASHBURTON 3147	\$2,320,000	19/02/2026
3	25 Fakenham Rd ASHBURTON 3147	\$2,400,000	14/02/2026

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:

03/08/2026 11:32



 4  2  2

Property Type: House

Land Size: 612 sqm approx

Agent Comments

A home where timeless design meets effortless family living, this beautifully crafted residence combines generous proportions, quality finishes and exceptional versatility.

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2026: \$1,785,000

Comparable Properties



16 Liberator St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,402,500

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 613 sqm approx



15 Duke St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,320,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House (Res)

Land Size: 718 sqm approx



25 Fakenham Rd ASHBURTON 3147 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: House (Res)

Land Size: 610 sqm approx