

# 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

6 Keyes Street, Ashburton Vic 3147

### Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,906,888

Property Type House

Suburb Ashburton

Period - From 01/04/2024

to

31/03/2025

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	6 Anson Ct ASHBURTON 3147	\$1,473,000	21/05/2025
2	1 Baker Pde ASHBURTON 3147	\$1,750,000	15/03/2025
3	17 Liberator St ASHBURTON 3147	\$1,544,000	01/03/2025

**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:

28/05/2025 14:35



3 1 2

**Property Type:** House  
**Land Size:** 591 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending March 2025: \$1,906,888

## Comparable Properties



**6 Anson Ct ASHBURTON 3147 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,473,000  
**Method:** Private Sale  
**Date:** 21/05/2025  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



**17 Liberator St ASHBURTON 3147 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,544,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

**Account - Marshall White** | P: 03 9822 9999