

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 Vears Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$2,005,500

Property Type House

Suburb Ashburton

Period - From 01/04/2025

to

31/03/2026

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	52 Winbirra Pde ASHWOOD 3147	\$1,255,000	02/04/2026
2	46 Sixth Av BURWOOD 3125	\$1,300,000	28/02/2026
3	8 Derna Rd ASHBURTON 3147	\$1,225,000	29/11/2025

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:

19/05/2026 10:10

**Property Type:** House (Res)**Land Size:** 430 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2026: \$2,005,500

Comparable Properties

**52 Winbirra Pde ASHWOOD 3147 (REI)****Price:** \$1,255,000**Method:** Private Sale**Date:** 02/04/2026**Property Type:** House

Agent Comments

**46 Sixth Av BURWOOD 3125 (REI/VG)****Price:** \$1,300,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**Land Size:** 343 sqm approx

Agent Comments

**8 Derna Rd ASHBURTON 3147 (REI/VG)****Price:** \$1,225,000**Method:** Sold Before Auction**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 361 sqm approx

Agent Comments

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