

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

7a Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,389,000

Property Type Townhouse

Suburb Ashburton

Period - From 21/08/2025

to

20/08/2026

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	41 Warner Av ASHBURTON 3147	\$1,810,000	22/07/2026
2	56 Victory Blvd ASHBURTON 3147	\$1,902,500	18/07/2026
3	47 Somerset Rd GLEN IRIS 3146	\$1,735,000	07/04/2026

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:

21/08/2026 11:53



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



41 Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,810,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 360 sqm approx



56 Victory Blvd ASHBURTON 3147 (REI)

Agent Comments

 4  3  2

Price: \$1,902,500

Method: Private Sale

Date: 18/07/2026

Property Type: Townhouse (Res)

Land Size: 352 sqm approx



47 Somerset Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,735,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 317 sqm approx