

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

8/5 Welfare Parade, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,536,500

Property Type

Townhouse

Suburb

Ashburton

Period - From

30/06/2025

to

29/06/2026

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	4 Norwood St GLEN IRIS 3146	\$1,340,000	14/05/2026
2	3/6 Glencairn Av CAMBERWELL 3124	\$1,330,000	09/05/2026
3	1/19 Trent St GLEN IRIS 3146	\$1,304,000	02/05/2026

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:

30/06/2026 16:20



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



4 Norwood St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,340,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)

Land Size: 447 sqm approx



3/6 Glencairn Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment



1/19 Trent St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,304,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)