

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2A RYBURNE AVENUE, ASHBURTON, VIC 3147

Indicative selling price

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

Price Range: \$1,200,000 to \$1,300,000

Median sale price

Median price

\$1,970,000

Property type

Unit

Suburb

ASHBURTON

Period

01 January 2026 to 31 March 2026

Source

 pricefinder

Comparable property sales

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

1/12 PEACE ST, GLEN IRIS, VIC 3146	\$1,265,000	28/03/2026
1/19 ROTHERWOOD DR, MALVERN EAST, VIC 3145	\$1,250,000	30/07/2025
2/22 AUDREY CRES, GLEN IRIS, VIC 3146	\$1,245,000	19/06/2025

This Statement of Information was prepared on:

10/04/2026