

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 55a Munro Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,995,000 Property Type House Suburb Ashburton

Period - From 01/01/2025 to 31/12/2025 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	21 Nicholas St ASHBURTON 3147	\$1,980,000	11/12/2025
2	2/4 Rosedale Rd GLEN IRIS 3146	\$2,352,500	20/10/2025
3	69 Munro Av ASHBURTON 3147	\$2,375,000	20/09/2025

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: 25/02/2026 10:05



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2025: \$1,995,000

Comparable Properties



21 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

4 4 2

Price: \$1,980,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 301 sqm approx



2/4 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 4

Price: \$2,352,500

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res)



69 Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$2,375,000

Method: Private Sale

Date: 20/09/2025

Property Type: House

Land Size: 377 sqm approx

Account - Marshall White | P: 03 9822 9999



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