

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 55 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,820,000 & \$2,000,000

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	20 Belgrave Rd MALVERN EAST 3145	\$2,000,000	19/11/2025
2	38 Prosper Pde ASHBURTON 3147	\$1,960,000	06/09/2025
3	46 Munro Av ASHBURTON 3147	\$1,882,000	23/08/2025

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: 23/02/2026 15:37



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Property Type: House

Agent Comments

Indicative Selling Price
 \$1,820,000 - \$2,000,000
Median House Price
 Year ending December 2025: \$1,995,000

Comparable Properties



20 Belgrave Rd MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$2,000,000
Method: Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 714 sqm approx



38 Prosper Pde ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$1,960,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx



46 Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments

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  3
  4

Price: \$1,882,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 613 sqm approx

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