

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 Burbank Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	7 Poulter St ASHBURTON 3147	\$2,001,000	15/11/2025
2	7 St Georges Cr ASHBURTON 3147	\$2,040,000	25/10/2025
3	71 Nicholas St ASHBURTON 3147	\$1,970,000	17/09/2025

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: 03/02/2026 16:19



4 2 2

Property Type: House
Land Size: 619 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending December 2025: \$1,995,000

Comparable Properties



7 Poulter St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$2,001,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 711 sqm approx



7 St Georges Cr ASHBURTON 3147 (REI)

Agent Comments

4 2 3

Price: \$2,040,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



71 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,970,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Marshall White | P: 03 9822 9999