

# 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

35 Poulter Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,990,500 Property Type House Suburb Ashburton

Period - From 01/10/2025 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	103 Fakenham Rd ASHBURTON 3147	\$1,980,000	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:

12/02/2026 09:28

Zali Reynolds  
03 9889 3990  
0422 576 049

zali@shelterrealestate.com.au



3   2   4

**Property Type:** House  
**Land Size:** 739 sqm approx

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000

**Median House Price**  
December quarter 2025: \$1,990,500

**Agent Comments**

Situated in a premium tree-lined address metres from shops and amenities, this impeccable blonde brick home peacefully set behind a wall of greenery, showcases an updated interior embraced by a supremely private garden oasis, delivering the perfect setting for an impressive family entertainer.

## 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



**103 Fakenham Rd ASHBURTON 3147 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,980,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House  
**Land Size:** 719 sqm approx



**46 Munro Av ASHBURTON 3147 (REI/VG)**

[Agent Comments](#)

4   3   4

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