

# 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

1/27 Ashburn Grove, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,380,000 Property Type Unit Suburb Ashburton

Period - From 12/02/2025 to 11/02/2026 Source Property Data

### 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	8 Derna Rd ASHBURTON 3147	\$1,225,000	29/11/2025
2	2A Markham Av ASHBURTON 3147	\$1,027,000	15/11/2025
3	1a Orford Rd ASHBURTON 3147	\$1,220,000	30/08/2025

**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 11:01

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 3  1  2

**Property Type:** House

**Agent Comments**

Seconds from both Ashburton and Alamein train stations, Ashburton Village, walking trails and surrounding parklands, this enticing property represents a brilliant opportunity for those ready to envisage and embrace the incredible potential to rebuild, renovate or extend (STCA).

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median Unit Price**

12/02/2025 - 11/02/2026: \$1,380,000

## Comparable Properties



**8 Derna Rd ASHBURTON 3147 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,225,000

**Method:** Sold Before Auction

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 361 sqm approx



**2A Markham Av ASHBURTON 3147 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,027,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Townhouse (Res)



**1a Orford Rd ASHBURTON 3147 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 294 sqm approx

**Account - Shelter Real Estate** | P: 03 9889 3990



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