

# 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

27 Boyle 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 \$1,900,000 & \$2,000,000

### Median sale price

Median price \$1,980,000 Property Type House Suburb Ashburton

Period - From 10/02/2025 to 09/02/2026 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		
2		
3		

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: 10/02/2026 09:26



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1,082 sqm approx

**Agent Comments**

Prominent 1,082sqm\* corner block· Prime position opposite Watson Park· Enjoy as is, update, revamp or rebuild· Elegant formal living and dining rooms· Generous open plan family living/dining·Immaculate modern kitchen & bathroom· Gas heating, split cooling & double carport

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

10/02/2025 - 09/02/2026: \$1,980,000

## Comparable Properties

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.

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