

## 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

2/61 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$814,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

Unit

Suburb

Ashburton

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

3/2 JUNE CRESCENT GLEN IRIS VIC 3146	\$805,000	21-Oct-25
2/58 BATH ROAD GLEN IRIS VIC 3146	\$745,000	07-Oct-25
3/25 WESTBROOK STREET CHADSTONE VIC 3148	\$770,000	22-Oct-25

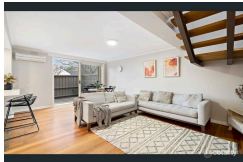
OR

**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 6 months.~~

This Statement of Information was prepared on: 06 February 2026


**3/2 JUNE CRESCENT GLEN IRIS  
VIC 3146**
 2  1  1

 Sold Price **\$805,000** Sold Date **21-Oct-25**

 Distance **1.51km**

**2/58 BATH ROAD GLEN IRIS VIC  
3146**
 2  1  1

 Sold Price **\$745,000** Sold Date **07-Oct-25**

 Distance **1.68km**

**3/25 WESTBROOK STREET  
CHADSTONE VIC 3148**
 2  1  1

 Sold Price **\$770,000** Sold Date **22-Oct-25**

 Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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