

# 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

70 Albion Road, Ashburton Vic 3147

### Indicative selling price

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

Single price \$4,350,000

### 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	1 Annetta Av ASHBURTON 3147	\$4,625,000	28/10/2025
2	28 The Avenue MALVERN EAST 3145	\$4,435,000	25/10/2025
3	10 Howard St GLEN IRIS 3146	\$4,180,000	13/09/2025

**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:

04/02/2026 17:49



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**Property Type:** House (Res)

**Land Size:** 868 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,350,000

**Median House Price**

Year ending December 2025: \$1,995,000

## Comparable Properties



**1 Annetta Av ASHBURTON 3147 (REI/VG)**

Agent Comments

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**Price:** \$4,625,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** House (Res)

**Land Size:** 1171 sqm approx



**28 The Avenue MALVERN EAST 3145 (REI)**

Agent Comments

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  4
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**Price:** \$4,435,000

**Method:** Private Sale

**Date:** 25/10/2025

**Property Type:** House

**Land Size:** 746 sqm approx



**10 Howard St GLEN IRIS 3146 (REI/VG)**

Agent Comments

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  2

**Price:** \$4,180,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 858 sqm approx

Account - Marshall White | P: 03 9822 9999



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