

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

11 Huon Grove, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

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

Period - From 27/01/2025 to 26/01/2026 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	40 Morotai Av ASHBURTON 3147	\$1,465,000	08/11/2025
3	28 Lancaster St ASHBURTON 3147	\$1,455,000	11/10/2025

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:

27/01/2026 15:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
27/01/2025 - 26/01/2026: \$1,980,000

Comparable Properties



8 Derna Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,225,000
Method: Sold Before Auction
Date: 29/11/2025
Property Type: House (Res)
Land Size: 361 sqm approx



40 Morotai Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,465,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 645 sqm approx



28 Lancaster St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,455,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 636 sqm approx

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