

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

28 Fakenham Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,470,000 Property Type Townhouse 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	7 St Georges Cr ASHBURTON 3147	\$2,040,000	25/10/2025
2	21a Markham Av ASHBURTON 3147	\$1,980,000	26/08/2025
3	48a Ward St ASHBURTON 3147	\$1,906,000	02/08/2025

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:

27/01/2026 16:28

Tony Doh
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4 3 2

Property Type: Townhouse
Land Size: 352 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median Townhouse Price
27/01/2025 - 26/01/2026: \$1,470,000

Comparable Properties



7 St Georges Cr ASHBURTON 3147 (REI)

[Agent Comments](#)

4 2 3

Price: \$2,040,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



21a Markham Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,980,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 448 sqm approx



48a Ward St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,906,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888