

# 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

3/32 Burbank 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)

Single price

\$1,799,000

### Median sale price

Median price

\$1,470,000

Property Type

Townhouse

Suburb

Ashburton

Period - From

12/01/2025

to

11/01/2026

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 | 1/25 Nicholas St ASHBURTON 3147 | \$1,800,000 | 29/11/2025   |
| 2 | 28 Samarinda Av ASHBURTON 3147  | \$1,815,000 | 04/10/2025   |
| 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:

12/01/2026 11:07

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 4  2  2

**Property Type:** Townhouse (Res)

**Land Size:** 375 sqm approx

**Indicative Selling Price**

\$1,799,000

**Median Townhouse Price**

12/01/2025 - 11/01/2026: \$1,470,000

**Agent Comments**

Positioned back from the street and enjoying peace, privacy and a low maintenance allotment, the allure of this unique, freestanding and exceptionally generous home is as much about its enviable setting as it is the warm and welcoming first impression.

## Comparable Properties



**1/25 Nicholas St ASHBURTON 3147 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 307 sqm approx



**28 Samarinda Av ASHBURTON 3147 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 273 sqm approx

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.