

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 46 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

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	29 Warner Av ASHBURTON 3147	\$3,295,000	12/12/2025
2	18 Dunlop St ASHBURTON 3147	\$3,200,000	24/11/2025
3	42 Brandon St GLEN IRIS 3146	\$3,001,200	20/10/2025

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: 02/03/2026 20:34



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Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending December 2025: \$1,995,000

Comparable Properties



29 Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$3,295,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 603 sqm approx



18 Dunlop St ASHBURTON 3147 (REI/VG)

Agent Comments

5 3 2

Price: \$3,200,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: House (Res)
Land Size: 638 sqm approx



42 Brandon St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,001,200
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999