

# 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 Huon Grove, Ashburton Vic 3147

### Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

### Median sale price

Median price \$1,990,500 Property Type House Suburb Ashburton

Period - From 01/10/2025 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	47 Dent St GLEN IRIS 3146	\$3,710,000	11/11/2025
2	11 Nerissa St GLEN IRIS 3146	\$3,720,000	20/09/2025
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:

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**Property Type:** House  
**Land Size:** 814 sqm approx

**Agent Comments**

Architecturally decadent, opulent in style and palatial in size, this sumptuous sanctuary lands the entire family in the lap of luxury. From the picturesque parkland outlook to the resort style living outdoors, this breathtaking statement of stature and scale delivers a private and secure compound.

**Indicative Selling Price**  
\$3,500,000 - \$3,800,000

**Median House Price**  
December quarter 2025: \$1,990,500

## Comparable Properties



**47 Dent St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

5 6 2

**Price:** \$3,710,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 645 sqm approx



**11 Nerissa St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

5 5 2

**Price:** \$3,720,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 702 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.