

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

21 Ambon Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

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	18 Berrima Av MALVERN EAST 3145	\$1,870,000	06/12/2025
2	2 Duke St ASHBURTON 3147	\$1,725,000	15/11/2025
3	27 Argyll St MALVERN EAST 3145	\$1,610,000	06/09/2025

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:

04/03/2026 17:07



Property Type: House
Land Size: 670 sqm approx

Indicative Selling Price
\$1,650,000 - \$1,800,000

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

Agent Comments

Positioned for lifestyle excellence mere moments from Gardiners Creek cycling and walking trails, Alamein Station and Ashburton Village, this light-filled, spacious and comfortable four bedroom, two bathroom family home presents an exciting proposition on a sizeable allotment.

Comparable Properties



18 Berrima Av MALVERN EAST 3145 (REI)

[Agent Comments](#)



Price: \$1,870,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 697 sqm approx



2 Duke St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)



Price: \$1,725,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 696 sqm approx



27 Argyll St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)



Price: \$1,610,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx