

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

79 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

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	1/2 Yunki Ct ASHWOOD 3147	\$1,621,000	04/12/2025
2	3a Crete Av ASHBURTON 3147	\$1,600,000	15/11/2025
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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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending December 2025: \$1,995,000



 3  2  2

Property Type: House (Res)

Agent Comments

Comparable Properties



1/2 Yunki Ct ASHWOOD 3147 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,621,000

Method: Auction Sale

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 373 sqm approx



3a Crete Av ASHBURTON 3147 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,600,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 410 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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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