

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

1/57 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Range between

\$780,000

&

\$810,000

Median sale price*

Median price

Property Type

Suburb

Period - From

21/01/2026

to

21/07/2026

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	3/23 Ashburn Gr ASHBURTON 3147	\$795,000	23/05/2026
2	1/69 Ashburn Gr ASHBURTON 3147	\$815,000	24/03/2026
3	2/61 Ashburn Gr ASHBURTON 3147	\$850,000	25/02/2026

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:

21/07/2026 11:11

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$810,000
No median price available

Comparable Properties



3/23 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

2 1 1

Price: \$795,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit
Land Size: 140 sqm approx



1/69 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Unit



2/61 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Unit

Account - Rayner Property Group