

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

G02/315 High Street, Ashburton Vic 3147

Indicative selling price

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

Range between

\$560,000

&

\$610,000

Median sale price

Median price

\$1,115,000

Property Type

Unit

Suburb

Ashburton

Period - From

26/08/2025

to

25/08/2026

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	201/108 Glen Iris Rd GLEN IRIS 3146	\$615,000	30/07/2026
2	9/14 Charles St GLEN IRIS 3146	\$555,000	14/05/2026
3	307/43 High St GLEN IRIS 3146	\$605,000	30/04/2026

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:

26/08/2026 14:19



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
26/08/2025 - 25/08/2026: \$1,115,000

Comparable Properties



201/108 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 30/07/2026
Property Type: Apartment



9/14 Charles St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 14/05/2026
Property Type: Apartment



307/43 High St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)