

# 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)

Single price \$3,680,000

### Median sale price

Median price \$2,020,000

Property Type House

Suburb Ashburton

Period - From 01/01/2026

to 31/03/2026

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 | 166 Glen Iris Rd GLEN IRIS 3146 | \$3,650,000 | 12/03/2026   |
| 2 |                                 |             |              |
| 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:

22/04/2026 10:59



 5  5  4

**Property Type:** House  
**Land Size:** 815 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,680,000  
**Median House Price**  
March quarter 2026: \$2,020,000

## Comparable Properties



166 Glen Iris Rd GLEN IRIS 3146 (REI)

**Agent Comments**

 4  4  2

**Price:** \$3,650,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** House  
**Land Size:** 642 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.