

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

82 Dent Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	40 Dent St GLEN IRIS 3146	\$1,660,000	21/02/2026
2	2 Sun Rise ASHBURTON 3147	\$1,625,000	19/02/2026
3	11 Morotai Av ASHBURTON 3147	\$1,610,000	21/02/2026

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:

25/02/2026 13:47

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3 1 3

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2025: \$1,995,000

Comparable Properties



40 Dent St GLEN IRIS 3146 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,660,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 662 sqm approx



2 Sun Rise ASHBURTON 3147 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,625,000
Method: Auction Sale
Date: 19/02/2026
Property Type: House (Res)



11 Morotai Av ASHBURTON 3147 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,610,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx

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



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