

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

8/5 Welfare Parade, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,428,000

Property Type Townhouse

Suburb Ashburton

Period - From 27/07/2025

to

26/07/2026

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	2/7 Huon Gr ASHBURTON 3147	\$1,250,000	14/07/2026
2	3/278 High St ASHBURTON 3147	\$1,300,000	09/07/2026
3	9/2 Victor Rd GLEN IRIS 3146	\$1,285,000	21/04/2026

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:

27/07/2026 17:03



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median Townhouse Price
27/07/2025 - 26/07/2026: \$1,428,000

Comparable Properties



2/7 Huon Gr ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 14/07/2026

Property Type: Townhouse (Res)



3/278 High St ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 09/07/2026

Property Type: House



9/2 Victor Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$1,285,000

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Res)

Land Size: 182 sqm approx