

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

302 High Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,985,000

Property Type House

Suburb Ashburton

Period - From 11/03/2025

to 10/03/2026

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	11 Morotai Av ASHBURTON 3147	\$1,610,000	21/02/2026
2	318 High St ASHBURTON 3147	\$1,655,000	10/11/2025
3	4 Catalina Av ASHBURTON 3147	\$1,500,000	31/10/2025

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:

11/03/2026 14:20



3 3 3

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



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



318 High St ASHBURTON 3147 (REI)

Agent Comments

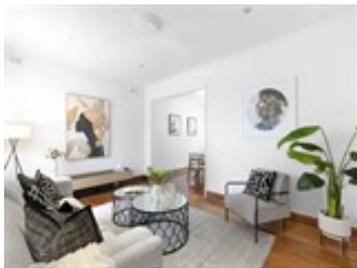
4 2 2

Price: \$1,655,000

Method: Private Sale

Date: 10/11/2025

Property Type: House (Res)



4 Catalina Av ASHBURTON 3147 (REI)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)