

# 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

70 Albion Road, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000 & \$3,850,000

### 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	20 Albion Rd GLEN IRIS 3146	\$3,320,000	23/02/2026
3	47 Dent St GLEN IRIS 3146	\$3,710,000	11/11/2025

**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:

15/04/2026 11:48



 5
  3
  2

**Property Type:** House (Res)

**Land Size:** 868 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,500,000 - \$3,850,000

**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



20 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

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  3
  2

**Price:** \$3,320,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** House



47 Dent St GLEN IRIS 3146 (REI/VG)

Agent Comments

 5
  6
  2

**Price:** \$3,710,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** House

**Land Size:** 645 sqm approx

Account - Marshall White | P: 03 9822 9999



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