Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

29 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price \$3,295,000

Median sale price

Median price \$1,975,000	Pr	operty Type Ho	use	Subu	arb Ashburton
Period - From 01/07/2025	to	30/09/2025	So	urce 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

	aress of comparable property	1 1100	Date of Sale
1	14 Dixon St GLEN IRIS 3146	\$3,180,000	04/10/2025
2	29 Chamberlain St ASHBURTON 3147	\$3,270,000	16/08/2025
3	4 Burbank St ASHBURTON 3147	\$3,100,000	18/03/2025

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:	18/10/2025 15:42



Date of sale









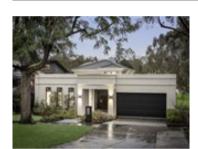


Property Type: House **Agent Comments**

Indicative Selling Price \$3,295,000 **Median House Price**

September quarter 2025: \$1,975,000

Comparable Properties



14 Dixon St GLEN IRIS 3146 (REI)







Price: \$3,180,000 Method: Private Sale Date: 04/10/2025 Property Type: House Land Size: 650 sqm approx **Agent Comments**



29 Chamberlain St ASHBURTON 3147 (REI)







Agent Comments

Price: \$3,270,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 664 sqm approx



4 Burbank St ASHBURTON 3147 (REI/VG)

5



Agent Comments

Price: \$3,100,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 620 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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