#### 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	29 Warner Avenue, Ashburton Vic 3147
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,200,000	&	\$3,350,000
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#### Median sale price

Median price	\$1,975,000	Pro	perty Type	House		Suburb	Ashburton
Period - From	01/07/2025	to	30/09/2025		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	42 Brandon St GLEN IRIS 3146	\$3,001,200	20/10/2025
2	14 Dixon St GLEN IRIS 3146	\$3,180,000	04/10/2025
3	29 Chamberlain St ASHBURTON 3147	\$3,270,000	16/08/2025

#### 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:	20/11/2025 13:27









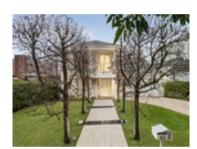




**Property Type:** House Agent Comments

Indicative Selling Price \$3,200,000 - \$3,350,000 Median House Price September quarter 2025: \$1,975,000

### Comparable Properties



42 Brandon St GLEN IRIS 3146 (REI)

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4





**3** 2

Price: \$3,001,200 Method: Private Sale Date: 20/10/2025 Property Type: House Land Size: 650 sqm approx **Agent Comments** 



14 Dixon St GLEN IRIS 3146 (REI)

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4





**a** 

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)

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4





**3** 2

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

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

**Agent Comments** 

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





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