

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

16 Liberator Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price	\$1,970,000	Property Type	House	Suburb	Ashburton
Period - From	01/10/2024	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	53 Gloucester Rd ASHBURTON 3147	\$2,450,000	30/08/2025
2	27 Ambon St ASHBURTON 3147	\$2,395,000	28/08/2025
3	14 Samarinda Av ASHBURTON 3147	\$2,777,000	13/08/2025

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:

08/01/2026 12:59

**Rooms:** 4**Property Type:** House (Res)**Land Size:** 616 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending September 2025: \$1,970,000

Comparable Properties

**53 Gloucester Rd ASHBURTON 3147 (REI/VG)****Price:** \$2,450,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** House (Res)**Land Size:** 627 sqm approx

Agent Comments

**27 Ambon St ASHBURTON 3147 (REI/VG)****Price:** \$2,395,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** House**Land Size:** 690 sqm approx

Agent Comments

**14 Samarinda Av ASHBURTON 3147 (REI)****Price:** \$2,777,000**Method:** Sold Before Auction**Date:** 13/08/2025**Property Type:** House (Res)**Land Size:** 604 sqm approx

Agent Comments

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