

# 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

1 Gloucester 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,980,000 Property Type House Suburb Ashburton

Period - From 10/07/2025 to 09/07/2026 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	42 Gloucester Rd ASHBURTON 3147	\$2,150,000	09/05/2026
2	5 Buna Ct ASHBURTON 3147	\$2,300,000	02/04/2026
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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: 10/07/2026 09:49



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 586.74 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 10/07/2025 - 09/07/2026: \$1,980,000

## Comparable Properties



**42 Gloucester Rd ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**5 Buna Ct ASHBURTON 3147 (REI/VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House  
**Land Size:** 766 sqm approx

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.

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