

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,980,000

Property Type House

Suburb Ashburton

Period - From 30/07/2025

to

29/07/2026

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	09/02/2026
2			
3			

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:

30/07/2026 14:56



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

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
30/07/2025 - 29/07/2026: \$1,980,000

Comparable Properties



42 Gloucester Rd ASHBURTON 3147 (VG)

Agent Comments



Price: \$2,150,000
Method: Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 610 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.