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	300 High Street, Ashburton Vic 3147

Indicative selling price

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

Single price $1,195,000

Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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	7 Ramu Gr ASHBURTON 3147	$1,100,000	26/08/2026
2	613 Waverley Rd MALVERN EAST 3145	$1,270,000	05/08/2026
3	142 High Street Rd ASHWOOD 3147	$1,110,000	28/03/2026

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: 05/09/2026 10:34

300 High Street, Ashburton Vic 3147



Property Type:
Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
Year ending June 2026: $1,980,000

Comparable Properties



7 Ramu Gr ASHBURTON 3147 (REI)

3 | 1 | 1

Price: $1,100,000
Method: Private Sale
Date: 26/08/2026
Property Type: House

Agent Comments



613 Waverley Rd MALVERN EAST 3145 (REI)

3 | 1 | 2

Price: $1,270,000
Method: Private Sale
Date: 05/08/2026
Property Type: House
Land Size: 781 sqm approx

Agent Comments



142 High Street Rd ASHWOOD 3147 (REI/VG)

3 | 1 | 1

Price: $1,110,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments

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

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