

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

27 Samarinda Avenue, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see 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 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	42 Gloucester Rd ASHBURTON 3147	\$2,150,000	09/05/2026
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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 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

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.



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