

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

4 Sky Lane, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

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	6 Vears Rd ASHBURTON 3147	\$1,446,000	13/06/2026
2	14 Stocks Av ASHBURTON 3147	\$1,550,000	16/05/2026
3	5 Sun Rise ASHBURTON 3147	\$1,475,000	25/03/2026

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:

03/09/2026 14:40



3 2 1

Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending June 2026: \$1,980,000

Comparable Properties



6 Vears Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,446,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 430 sqm approx



14 Stocks Av ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 327 sqm approx



5 Sun Rise ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,475,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 388 sqm approx

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