

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

5 Pitt Street, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,480,000

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	3 Ayr Av MALVERN EAST 3145	\$1,410,000	30/05/2026
2	125 Ashburn Gr ASHBURTON 3147	\$1,400,000	14/04/2026
3	42 Warner Av ASHBURTON 3147	\$1,450,000	22/02/2026

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:

20/08/2026 08:51

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Indicative Selling Price

\$1,480,000

Median House Price

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



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Property Type: Land

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



3 Ayr Av MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,410,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx



125 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 2

Price: \$1,400,000

Method: Private Sale

Date: 14/04/2026

Property Type: House

Land Size: 725 sqm approx

42 Warner Av ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$1,450,000

Method: Sold Before Auction

Date: 22/02/2026

Property Type: House (Res)

Land Size: 710 sqm approx