

# 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

1/28 Duke Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,170,000 Property Type Unit Suburb Ashburton

Period - From 01/10/2024 to 31/12/2024 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	10/55 Glen Iris Rd GLEN IRIS 3146	\$1,018,000	11/02/2025
2	1/39 Donna Buang St CAMBERWELL 3124	\$1,097,500	16/11/2024
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:

22/03/2025 08:06



**Rooms:** 3  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 285.437 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
December quarter 2024: \$1,170,000

## Comparable Properties

10/55 Glen Iris Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)



**Price:** \$1,018,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** Unit



1/39 Donna Buang St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)



**Price:** \$1,097,500  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)

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.