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	40 Fakenham Road, Ashburton Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	31 Lexia St ASHBURTON 3147	$2,125,000	19/03/2026
3	8 Burbank St ASHBURTON 3147	$2,130,000	28/02/2026

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: 18/08/2026 15:56

40 Fakenham Road, Ashburton Vic 3147

Tony Doh
03 9818 1888
0419 316 676
tony.doh@belleproperty.com



4+Study | 2 | 4

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2026: $1,980,000

Comparable Properties



42 Gloucester Rd ASHBURTON 3147 (REI)

4 | 2 | 2

Price: $2,150,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments



31 Lexia St ASHBURTON 3147 (REI/VG)

4 | 2 | 2

Price: $2,125,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



8 Burbank St ASHBURTON 3147 (REI/VG)

4 | 2 | 2

Price: $2,130,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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