

# 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 3 Mustang Court, Ashburton Vic 3147

### Indicative selling price

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

Single price \$1,840,000

### Median sale price

Median price \$1,995,000

Property Type House

Suburb Ashburton

Period - From 01/01/2025

to 31/12/2025

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	82 Dent St ASHBURTON 3147	\$1,815,000	21/03/2026
2	55 St Georges Cr ASHBURTON 3147	\$1,900,000	21/03/2026
3	34 Lexia St ASHBURTON 3147	\$1,990,000	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:

23/03/2026 14:28

Christopher Cain  
9805 2900

0419 140 765

chris@jacain.com.au

**Indicative Selling Price**

\$1,840,000

**Median House Price**

Year ending December 2025: \$1,995,000



 3    2    3

**Property Type:** House

**Land Size:** 711 sqm approx

Agent Comments

## Comparable Properties



**82 Dent St ASHBURTON 3147 (REI)**

Agent Comments

 3    1    3

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



**55 St Georges Cr ASHBURTON 3147 (REI)**

Agent Comments

 2    1    3

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)



**34 Lexia St ASHBURTON 3147 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,990,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 603 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999