

# 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 Lexia 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 \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,045,000

Property Type House

Suburb Ashburton

Period - From 30/10/2023

to

29/10/2024

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	12 Aitchison Av ASHBURTON 3147	\$2,000,000	16/09/2024
2	307 High St ASHBURTON 3147	\$2,046,500	24/08/2024
3	40 Liston St GLEN IRIS 3146	\$2,140,000	18/05/2024

**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:

30/10/2024 09:42



4 2 2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 597 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
30/10/2023 - 29/10/2024: \$2,045,000

## Comparable Properties



12 Aitchison Av ASHBURTON 3147 (REI)

Agent Comments

4 2 2

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx



307 High St ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 3

**Price:** \$2,046,500  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



40 Liston St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,140,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House  
**Land Size:** 623 sqm approx

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