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	38 Lexia Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $1,918,444 Property Type House Suburb Ashburton

Period - From 01/01/2024 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	2 Allison Av GLEN IRIS 3146	$2,600,000	04/12/2024
2	34 Dent St GLEN IRIS 3146	$2,650,000	09/11/2024
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: 06/03/2025 11:32

38 Lexia Street, Ashburton Vic 3147

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5 3 2

Rooms: 9
Property Type: House
Land Size: 603 sqm approx

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending December 2024: $1,918,444

Agent Comments

Beyond the picture-perfect silhouette of this enchanting five bedroom, three bathroom Art Deco home lies an impressive contrast between heritage and contemporary style; delivering the finest elements of period beauty with expertly renovated modern family proportions.

Comparable Properties



2 Allison Av GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $2,600,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



34 Dent St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,650,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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.

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