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	4 Lucerne Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,139,000 Property Type House Suburb Ashburton

Period - From 01/04/2025 to 30/06/2025 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	50 Gloucester Rd ASHBURTON 3147	$1,400,000	15/04/2025
2	115 Chadstone Rd MALVERN EAST 3145	$1,510,000	13/03/2025
3	18 Thurso St MALVERN EAST 3145	$1,524,000	01/03/2025

OR

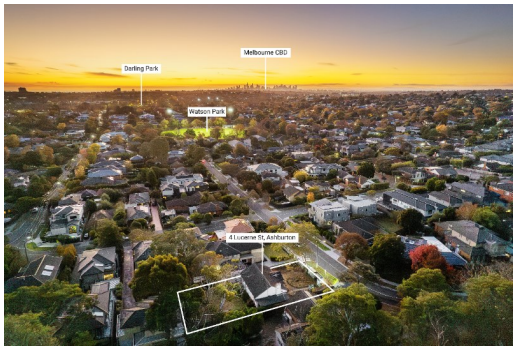
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/08/2025 13:04

4 Lucerne Street, Ashburton Vic 3147

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
June quarter 2025: $2,139,000



Property Type: House/Land (Res)
Land Size: 645 sqm approx

Agent Comments

Comparable Properties



50 Gloucester Rd ASHBURTON 3147 (REI/VG)

3 | 1 | 2

Price: $1,400,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments



115 Chadstone Rd MALVERN EAST 3145 (VG)

5 | - | -

Price: $1,510,000
Method: Sale
Date: 13/03/2025
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



18 Thurso St MALVERN EAST 3145 (REI/VG)

3 | 1 | 2

Price: $1,524,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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