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	19 Lancaster Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	6 Anson Ct ASHBURTON 3147	$1,473,000	21/05/2025
2	50 Gloucester Rd ASHBURTON 3147	$1,400,000	15/04/2025
3	7 Benghazi Av ASHBURTON 3147	$1,360,000	12/04/2025

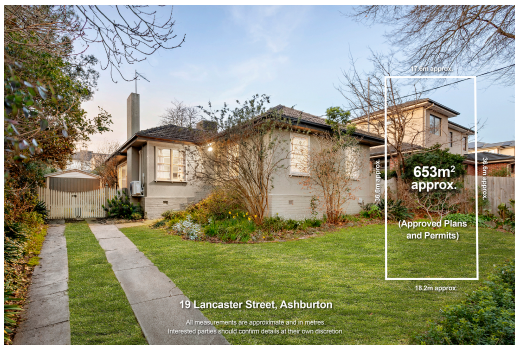
OR

~~**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: 18/08/2025 11:48

19 Lancaster Street, Ashburton Vic 3147

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



3 1 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2025: $2,139,000

Comparable Properties



6 Anson Ct ASHBURTON 3147 (REI/VG)

2 1 2

Price: $1,473,000
Method: Private Sale
Date: 21/05/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments

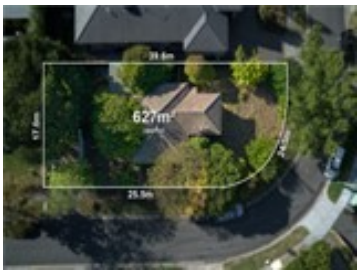


50 Gloucester Rd ASHBURTON 3147 (REI/VG)

3 1 2

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

Agent Comments



7 Benghazi Av ASHBURTON 3147 (REI/VG)

2 1 2

Price: $1,360,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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