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	28 Samarinda Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	2/14 Lucerne St ASHBURTON 3147	$1,720,000	22/07/2025
2	1/60 Winton Rd ASHBURTON 3147	$1,470,000	03/06/2025
3	57 Midlothian St MALVERN EAST 3145	$1,694,000	24/05/2025

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: 05/09/2025 16:47

28 Samarinda Avenue, Ashburton Vic 3147

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4 2 3

Property Type: House

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
June quarter 2025: $2,139,000

Agent Comments

Crafted with precision and elegance, this four-bedroom residence showcases a superb level of quality and refined contemporary style across every light-filled, spacious dimension.

Comparable Properties



2/14 Lucerne St ASHBURTON 3147 (REI)

4 4 2

Price: $1,720,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Res)

Agent Comments



1/60 Winton Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,470,000
Method: Sold Before Auction
Date: 03/06/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments



57 Midlothian St MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $1,694,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)
Land Size: 320 sqm approx

Agent Comments

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