

# 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 Lancaster 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,979,500 Property Type House Suburb Ashburton

Period - From 01/07/2024 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: 29/08/2025 10:46



**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx  
**Agent Comments**

David Macmillan  
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**Indicative Selling Price**  
\$1,300,000 - \$1,400,000

**Median House Price**  
Year ending June 2025: \$1,979,500

## Comparable Properties



**6 Anson Ct ASHBURTON 3147 (REI/VG)**

**Agent Comments**



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



**50 Gloucester Rd ASHBURTON 3147 (REI/VG)**

**Agent Comments**



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



**7 Benghazi Av ASHBURTON 3147 (REI/VG)**

**Agent Comments**



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

**Account - Jellis Craig** | P: 03 98098999 | F: 03 98192511



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