

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

42 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,405,000 & \$1,495,000

Median sale price

Median price \$1,990,500 Property Type House Suburb Ashburton

Period - From 01/10/2025 to 31/12/2025 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	12 Derna Rd ASHBURTON 3147	\$1,430,000	11/10/2025
2	28 Lancaster St ASHBURTON 3147	\$1,455,000	11/10/2025
3	4 Lucerne St ASHBURTON 3147	\$1,488,000	06/09/2025

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:

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2 1 1

Property Type: House
Land Size: 710 sqm approx

Agent Comments

Presenting an unmissable opportunity for those seeking the ideal foundation to capitalise on a tightly held address within the coveted Ashburton market

Indicative Selling Price
\$1,405,000 - \$1,495,000

Median House Price
December quarter 2025: \$1,990,500

Comparable Properties



12 Derna Rd ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,430,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx

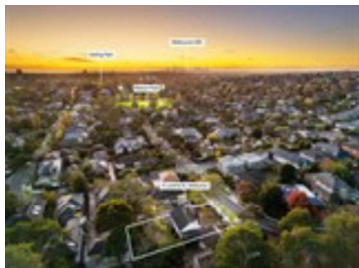


28 Lancaster St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,455,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 636 sqm approx



4 Lucerne St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,488,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990