

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

31 Lexia Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

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	34 Lexia St ASHBURTON 3147	\$1,990,000	28/02/2026
2			
3			

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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 4  2  2

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Exquisitely set in one of the few streets in Ashburton offering heritage protection and with Ashburton Village at the end of the street, this commanding and charismatic double storey home combines its original architecture and design with family friendly spaces full of natural light.

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

December quarter 2025: \$1,990,500

Comparable Properties



34 Lexia St ASHBURTON 3147 (REI)

Agent Comments

 4  3  2

Price: \$1,990,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx

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.