

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

13 Lucerne Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Ashburton

Period - From 01/04/2026

to 30/06/2026

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	70 Albion Rd ASHBURTON 3147	\$3,830,000	21/04/2026
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.~~

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13 Lucerne Street, Ashburton Vic 3147

shelter.

Zali Reynolds

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Indicative Selling Price

\$3,800,000 - \$4,180,000

Median House Price

June quarter 2026: \$1,785,000



 5  5  3

Property Type: House

Land Size: 696 sqm approx

Agent Comments

A striking expression of contemporary design and uncompromising quality, this brand new residence delivers an exceptional family lifestyle where luxurious finishes, generous proportions and effortless functionality come together in perfect harmony.

Comparable Properties



70 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,830,000

Method: Sold Before Auction

Date: 21/04/2026

Property Type: House

Land Size: 868 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.

Account - Shelter Real Estate | P: 03 9889 3990



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