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	2/12 Duke Street, Ashburton Vic 3147

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price	$1,458,800	Property Type	Townhouse	Suburb	Ashburton
Period - From	16/02/2025	to	15/02/2026	Source	Property Data

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	16A Alamein Av ASHBURTON 3147	$1,475,000	20/12/2025
2	1/16 Samarinda Av ASHBURTON 3147	$1,350,000	06/12/2025
3	2/4 Bonnyview St GLEN IRIS 3146	$1,550,000	08/11/2025

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: 16/02/2026 12:03

2/12 Duke Street, Ashburton Vic 3147

Todd Braggins
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todd@shelterrealestate.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Peacefully positioned at the rear of just two residences, this impeccable freestanding home set behind a secure remote gate delivers a harmonious blend of contemporary elegance and effortless functionality in a highly sought-after setting.

Indicative Selling Price
$1,495,000
Median Townhouse Price
16/02/2025 - 15/02/2026: $1,458,800

Comparable Properties



16A Alamein Av ASHBURTON 3147 (REI)

3 2 1

Price: $1,475,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 330 sqm approx

Agent Comments



1/16 Samarinda Av ASHBURTON 3147 (REI)

4 3 2

Price: $1,350,000
Method: Sold Before Auction
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



2/4 Bonnyview St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,550,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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