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<br>Including suburb and postcode | 74 Nicholas Street, Ashburton Vic 3147 |

## Indicative selling price

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

Range between $1,750,000 & $1,850,000

## 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 | 2 Duke St ASHBURTON 3147 | $1,725,000 | 15/11/2025 |
| 2 | 71 Nicholas St ASHBURTON 3147 | $1,970,000 | 17/09/2025 |
| 3 | 7 Catalina Av ASHBURTON 3147 | $1,710,000 | 23/08/2025 |

**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: 27/01/2026 15:13

# 74 Nicholas Street, Ashburton Vic 3147

Will Anderson
03 9889 3990
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3 1 4

**Property Type:** House
**Land Size:** 697 sqm approx

**Indicative Selling Price**
$1,750,000 - $1,850,000
**Median House Price**
December quarter 2025: $1,990,500

Agent Comments

Set behind a beautifully maintained garden and elevated to capture the leafy outlook, this charming clinker brick family home embodies timeless elegance and inviting warmth in a superb locale.

## Comparable Properties



**2 Duke St ASHBURTON 3147 (REI)**

4 1 2

**Price:** $1,725,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** House (Res)
**Land Size:** 696 sqm approx

Agent Comments



**71 Nicholas St ASHBURTON 3147 (REI)**

3 1 2

**Price:** $1,970,000
**Method:** Sold Before Auction
**Date:** 17/09/2025
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**7 Catalina Av ASHBURTON 3147 (REI)**

2 1 2

**Price:** $1,710,000
**Method:** Auction Sale
**Date:** 23/08/2025
**Property Type:** House (Res)
**Land Size:** 647 sqm approx

Agent Comments

**Account** - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE

propertydata .com.au

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