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	35 Poulter Street, Ashburton Vic 3147

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $2,020,000 Property Type House Suburb Ashburton

Period - From 01/01/2026 to 31/03/2026 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	82 Dent St ASHBURTON 3147	$1,815,000	21/03/2026
2	11 Karnak Rd ASHBURTON 3147	$1,825,000	26/02/2026
3	74 Nicholas St ASHBURTON 3147	$1,840,000	21/02/2026

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: 09/04/2026 16:05

35 Poulter Street, Ashburton Vic 3147

Zali Reynolds
03 9889 3990
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3 2 4

Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price
$1,795,000
Median House Price
March quarter 2026: $2,020,000

Comparable Properties



82 Dent St ASHBURTON 3147 (REI)

3 1 3

Price: $1,815,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments



11 Karnak Rd ASHBURTON 3147 (REI)

3 1 2

Price: $1,825,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



74 Nicholas St ASHBURTON 3147 (REI)

3 1 4

Price: $1,840,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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