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	9 Nairn Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,005,500 Property Type House Suburb Ashburton

Period - From 01/04/2025 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	13 Forster Av MALVERN EAST 3145	$2,500,000	30/03/2026
2	72 Dent St ASHBURTON 3147	$2,300,000	26/03/2026
3	18 Cusdin St GLEN IRIS 3146	$2,550,000	14/02/2026

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: 05/05/2026 10:12

9 Nairn Street, Ashburton Vic 3147



4 3 2

Property Type: House
Land Size: 868 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2026: $2,005,500

Comparable Properties



13 Forster Av MALVERN EAST 3145 (REI)

5 3 2

Price: $2,500,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 736 sqm approx

Agent Comments



72 Dent St ASHBURTON 3147 (REI)

5 3 2

Price: $2,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments



18 Cusdin St GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $2,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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