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	71 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,895,944 Property Type House Suburb Ashburton

Period - From 23/08/2024 to 22/08/2025 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	37 Nicholas St ASHBURTON 3147	$1,910,000	05/07/2025
2	6 Keyes St ASHBURTON 3147	$1,825,000	21/06/2025
3	21 Reid St ASHWOOD 3147	$1,680,000	24/05/2025

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: 23/08/2025 09:44

71 Nicholas Street, Ashburton Vic 3147



3 1 2

Rooms: 5
Property Type: Town House (Res)
Land Size: 697m2 approx

Agent Comments

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Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
23/08/2024 - 22/08/2025: $1,895,944

Comparable Properties



37 Nicholas St ASHBURTON 3147 (REI)

4 2 2

Price: $1,910,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



6 Keyes St ASHBURTON 3147 (REI)

3 1 2

Price: $1,825,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



21 Reid St ASHWOOD 3147 (REI/VG)

4 1 2

Price: $1,680,000
Method: Sold Before Auction
Date: 24/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 856 sqm approx

Agent Comments

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