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 Duke 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 $2,139,000 Property Type House Suburb Ashburton

Period - From 01/04/2025 to 30/06/2025 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	71 Nicholas St ASHBURTON 3147	$1,970,000	17/09/2025
2	38 Prosper Pde ASHBURTON 3147	$1,960,000	06/09/2025
3	46 Munro Av ASHBURTON 3147	$1,882,000	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: 02/10/2025 11:07

2 Duke Street, Ashburton Vic 3147

Will Anderson
03 9889 3990
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4 1 2

Property Type: House
Land Size: 696 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2025: $2,139,000

Agent Comments

Set on a generous 696sqm (approx.) allotment, this four-bedroom home is bursting with opportunity. Whether you're a renovator, builder, or developer (STCA), it's a rare chance to create something truly special in one of Ashburton's most tightly held and desirable pockets.

Comparable Properties



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



38 Prosper Pde ASHBURTON 3147 (REI)

4 4 -

Price: $1,960,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



46 Munro Av ASHBURTON 3147 (REI)

4 3 4

Price: $1,882,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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