

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

17 Nicholas Street, Ashburton VIC 3147

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Ashburton

Period - From

01/05/2025

to

30/10/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Duke Street Ashburton VIC 3147	\$3,075,000	25/10/2025
42 Brandon Street Glen Iris VIC 3146	\$3,001,200	20/10/2025
70 Rowen Street Glen Iris VIC 3146	\$3,380,000	14/06/2025

This Statement of Information was prepared on:

31/10/2025