

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

12 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

&

\$1,870,000

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	21 Nicholas St ASHBURTON 3147	\$1,980,000	11/12/2025
2	1/25 Nicholas St ASHBURTON 3147	\$1,800,000	29/11/2025
3			

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:

19/05/2026 16:32

12 Nicholas Street, Ashburton Vic 3147

Wendy Zhou
0420 824 677
wendy@heavyside.co



 4  3  2

Property Type: Townhouse
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2026: \$2,005,500

Comparable Properties



21 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,980,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 301 sqm approx



1/25 Nicholas St ASHBURTON 3147 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,800,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx

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.

Account - Heavyside



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