

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

23 Oliver Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

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	9 Nairn St ASHBURTON 3147	\$2,450,000	22/05/2026
2	13 Forster Av MALVERN EAST 3145	\$2,500,000	30/03/2026
3	72 Dent St ASHBURTON 3147	\$2,300,000	26/03/2026

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:

03/06/2026 13:02



4
 3
 3

Rooms: 7

Property Type: House

Land Size: 635 sqm approx

Agent Comments

Beautifully renovated clinker brick family home, Multiple versatile living areas, seamless poolside entertaining, Ground floor principal bedroom, Auto window fittings & external shutters, Gas ducted heating, multi split cooling, timber floors & Landscaped easy-care gardens with night lit pool.

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

Year ending March 2026: \$2,005,500

Comparable Properties



9 Nairn St ASHBURTON 3147 (REI)

4
 3
 2

Price: \$2,450,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: House (Res)

Land Size: 868 sqm approx

Agent Comments



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

Account - FITCH PARTNERS PTY LTD | P: 0391149888