

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

72 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$1,980,000

Property Type House

Suburb Ashburton

Period - From 01/07/2025

to

30/06/2026

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	22 Albion Rd GLEN IRIS 3146	\$3,550,000	20/05/2026
2	70 Albion Rd ASHBURTON 3147	\$3,830,000	21/04/2026
3	166 Glen Iris Rd GLEN IRIS 3146	\$3,650,000	12/03/2026

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:

14/07/2026 11:50



4
 3
 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending June 2026: \$1,980,000

Comparable Properties



22 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

5
 3
 4

Price: \$3,550,000

Method: Auction Sale

Date: 20/05/2026

Property Type: House (Res)

Land Size: 768 sqm approx



70 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

5
 3
 2

Price: \$3,830,000

Method: Sold Before Auction

Date: 21/04/2026

Property Type: House

Land Size: 868 sqm approx



166 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4
 4
 2

Price: \$3,650,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 642 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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