

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

9 Taylor Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$2,020,000

Property Type House

Suburb Ashburton

Period - From 01/01/2026

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	30 Bowen St MALVERN EAST 3145	\$1,860,000	03/03/2026
2	11 Karnak Rd ASHBURTON 3147	\$1,820,000	26/02/2026
3	74 Nicholas St ASHBURTON 3147	\$1,840,000	21/02/2026

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:

06/05/2026 14:06

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Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

March quarter 2026: \$2,020,000



3 1 2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Positioned on a generous 696sqm (approx.) allotment, this family home offers outstanding versatility with multiple options including renovation or extension, a new home site, potential redevelopment (STCA), or a smart investment.

Comparable Properties



30 Bowen St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 3 4

Price: \$1,860,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 667 sqm approx



11 Karnak Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,820,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House

Land Size: 696 sqm approx



74 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

3 1 4

Price: \$1,840,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 697 sqm approx