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	144a Ashburn Gr ASHBURTON 3147	$1,862,000	08/11/2025

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: 16/04/2026 14:07

12 Nicholas Street, Ashburton Vic 3147

Wendy Zhou
0420 824 677
wendy@heavyside.co



4 3 2

Property Type: House (Res)
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)

4 4 2

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

Agent Comments



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

4 3 2

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

Agent Comments



144a Ashburn Gr ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,862,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 375 sqm approx

Agent Comments

Account - Heavyside

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