

## 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

20/36-52 QUEENS PARADE ASHWOOD VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,091,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

2/18 TEMPLE STREET ASHWOOD VIC 3147	\$693,500	12-Feb-26
3/95-97 CHADSTONE ROAD MALVERN EAST VIC 3145	\$690,000	14-Mar-26
3/19-21 ALMA STREET MALVERN EAST VIC 3145	\$700,000	21-Feb-26

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 6 months.~~

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Shape Property Pty Ltd  
 P (03) 9885 6688  
 M 0419112635  
 E concierge@shapepropertygroup.com.au



**2/18 TEMPLE STREET ASHWOOD  
VIC 3147**

2 1 1

Sold Price **\$693,500** Sold Date **12-Feb-26**

Distance **0.18km**



**3/95-97 CHADSTONE ROAD  
MALVERN EAST VIC 3145**

2 1 1

Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **14-Mar-26**

Distance **1.95km**



**3/19-21 ALMA STREET MALVERN  
EAST VIC 3145**

2 1 1

Sold Price **\$700,000** Sold Date **21-Feb-26**

Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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