

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

1/136 High Street Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Ashwood

Period - From 01/10/2025 to 31/12/2025 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	19/36-52 Queens Pde ASHWOOD 3147	\$885,500	14/01/2026
2	1/5 Montrose St ASHWOOD 3147	\$960,000	13/12/2025
3	1/25 Mulgrave St ASHWOOD 3147	\$935,000	31/10/2025

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.~~

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Property Type: Unit
Land Size: 411 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2025: \$1,270,000

Comparable Properties



19/36-52 Queens Pde ASHWOOD 3147 (REI)

[Agent Comments](#)

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Price: \$885,500
Method: Private Sale
Date: 14/01/2026
Property Type: Unit
Land Size: 219 sqm approx



1/5 Montrose St ASHWOOD 3147 (REI/VG)

[Agent Comments](#)

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Price: \$960,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 248 sqm approx



1/25 Mulgrave St ASHWOOD 3147 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$935,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 389 sqm approx

Account - Jellis Craig | P: 03 88498088