

# 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

101 Ashwood Drive, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Ashwood

Period - From 01/01/2025 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	9 Beechwood Tce ASHWOOD 3147	\$2,038,000	11/12/2025
2	3 Condah Ct ASHWOOD 3147	\$2,140,000	22/11/2025
3	2 Beechwood Tce ASHWOOD 3147	\$1,841,000	13/09/2025

**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:

18/02/2026 19:23



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**Property Type:** House (Res)  
**Land Size:** 775 approx. sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$2,000,000  
**Median House Price**  
 Year ending December 2025: \$1,510,000

## Comparable Properties



9 Beechwood Tce ASHWOOD 3147 (REI)

Agent Comments

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**Price:** \$2,038,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



3 Condah Ct ASHWOOD 3147 (REI)

Agent Comments

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**Price:** \$2,140,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



2 Beechwood Tce ASHWOOD 3147 (REI/VG)

Agent Comments

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**Price:** \$1,841,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx

Account - Marshall White | P: 03 9822 9999