

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

10 CARLYLE STREET ASHWOOD VIC 3147

Indicative selling price

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

Single Price

or range
between

\$1,980,000

&

\$2,178,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Ashwood

Period-from

01 Jan 2025

to

31 Dec 2025

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

103 FAKENHAM ROAD ASHBURTON VIC 3147	\$1,980,000	06-Sep-25
9 BEECHWOOD TERRACE ASHWOOD VIC 3147	\$2,038,000	12-Dec-25
3 CONDAH COURT ASHWOOD VIC 3147	\$2,140,000	22-Nov-25

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.~~

This Statement of Information was prepared on: 08 January 2026



**103 FAKENHAM ROAD
ASHBURTON VIC 3147**

 4  2  2

Sold Price **\$1,980,000** Sold Date **06-Sep-25**

Distance **0.3km**



**9 BEECHWOOD TERRACE
ASHWOOD VIC 3147**

 4  2  2

Sold Price ^{RS} **\$2,038,000** Sold Date **12-Dec-25**

Distance **0.73km**



**3 CONDAH COURT ASHWOOD VIC
3147**

 4  2  2

Sold Price ^{RS} **\$2,140,000** Sold Date **22-Nov-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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