

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

18 Ashwood Drive, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Ashwood

Period - From 01/10/2024 to 30/09/2025 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	32 Teck St ASHWOOD 3147	\$1,885,000	16/08/2025
2	7 Kiewa St ASHWOOD 3147	\$1,800,000	03/08/2025
3	5 Church St BURWOOD 3125	\$1,900,000	05/06/2025

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:

17/11/2025 16:28



4 2 2

Property Type: House (Res)

Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending September 2025: \$1,480,000

Comparable Properties



32 Teck St ASHWOOD 3147 (REI/VG)

Agent Comments

6 3 5

Price: \$1,885,000

Method: Sold Before Auction

Date: 16/08/2025

Property Type: House (Res)

Land Size: 591 sqm approx



7 Kiewa St ASHWOOD 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 03/08/2025

Property Type: House (Res)

Land Size: 807 sqm approx



5 Church St BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$1,900,000

Method: Sale

Date: 05/06/2025

Property Type: House (Res)

Land Size: 719 sqm approx

Account - Jellis Craig | P: 03 88498088