

# 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

2 Vannam 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)

Single price \$1,400,000

### 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	5 Shelley Ct ASHWOOD 3147	\$1,365,000	10/10/2025
2	4 Mitchell Av ASHWOOD 3147	\$1,405,000	13/09/2025
3	227 High Street Rd ASHWOOD 3147	\$1,301,000	07/09/2025

**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:

23/02/2026 17:20



**Property Type:** House

**Agent Comments**

## Comparable Properties



**5 Shelley Ct ASHWOOD 3147 (VG)**

**Agent Comments**



**Price:** \$1,365,000

**Method:** Sale

**Date:** 10/10/2025

**Property Type:** House (Res)

**Land Size:** 884 sqm approx



**4 Mitchell Av ASHWOOD 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 638 sqm approx



**227 High Street Rd ASHWOOD 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 07/09/2025

**Property Type:** House (Res)

**Land Size:** 751 sqm approx

**Account - Jellis Craig | P: 03 88498088**