

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

14 Silver Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Single price

\$2,420,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Ashwood

Period - From

01/07/2025

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	5 Federal St MOUNT WAVERLEY 3149	\$2,001,000	30/08/2025
2	15 Reid St ASHWOOD 3147	\$2,000,000	27/07/2025
3	22 Leonard St ASHWOOD 3147	\$2,170,000	16/06/2025

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:

10/11/2025 11:22

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Indicative Selling Price

\$2,420,000

Median House Price

September quarter 2025: \$1,495,000



6 4 2

Property Type: House

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



5 Federal St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 4 4

Price: \$2,001,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 736 sqm approx



15 Reid St ASHWOOD 3147 (REI/VG)

Agent Comments

5 2 2

Price: \$2,000,000

Method: Private Sale

Date: 27/07/2025

Property Type: House

Land Size: 869 sqm approx



22 Leonard St ASHWOOD 3147 (REI/VG)

Agent Comments

5 3 2

Price: \$2,170,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 557 sqm approx

Account - Jellis Craig | P: 03 88498088



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