

# 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

2/1 Woolert Street, 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

\$1,550,000

### Median sale price

Median price

\$1,166,000

Property Type

Townhouse

Suburb

Ashwood

Period - From

27/10/2024

to

26/10/2025

Source

Property Data

### 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	44b Power Av ASHWOOD 3147	\$1,339,999	29/08/2025
2	4B Salisbury Rd ASHWOOD 3147	\$1,395,000	27/05/2025
3	2/3 Hume Ct ASHWOOD 3147	\$1,300,000	15/05/2025

**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:

27/10/2025 11:21

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4 3 2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,550,000

**Median Townhouse Price**

27/10/2024 - 26/10/2025: \$1,166,000

## Comparable Properties



**44b Power Av ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$1,339,999

**Method:** Private Sale

**Date:** 29/08/2025

**Property Type:** House

**Land Size:** 315 sqm approx



**4B Salisbury Rd ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$1,395,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 327 sqm approx



**2/3 Hume Ct ASHWOOD 3147 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 15/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 216 sqm approx

Account - Jellis Craig | P: 03 88498088



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