

## 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

UNIT 1 235-237 HIGH STREET ROAD ASHWOOD VIC 3147

### Indicative selling price

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

Single Price

\$1,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Ashwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

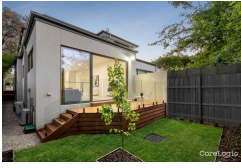
Date of sale

43A BAKER PARADE ASHBURTON VIC 3147	\$1,800,000	26-Feb-25
4 BATESFORD ROAD MALVERN EAST VIC 3145	\$1,050,000	12-Feb-25
2/368 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$1,405,000	31-Dec-24

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: 23 March 2025



**43A BAKER PARADE ASHBURTON VIC 3147** Sold Price <sup>RS</sup> **\$1,800,000** <sup>UN</sup> Sold Date **26-Feb-25**  
 4 3 2 Distance **2.17km**



**4 BATESFORD ROAD MALVERN EAST VIC 3145** Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **12-Feb-25**  
 4 3 2 Distance **2.38km**



**2/368 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149** Sold Price <sup>RS</sup> **\$1,405,000** <sup>UN</sup> Sold Date **31-Dec-24**  
 4 3 2 Distance **2.34km**



**9 POULTER STREET ASHBURTON VIC 3147** Sold Price <sup>RS</sup> **\$1,670,000** <sup>UN</sup> Sold Date **09-Dec-24**  
 4 3 2 Distance **1.93km**



**1/26 HAYFIELD ROAD MOUNT WAVERLEY VIC 3149** Sold Price **\$1,771,000** Sold Date **07-Dec-24**  
 4 3 2 Distance **2.2km**



**3 SUNHILL AVENUE BURWOOD VIC 3125** Sold Price **\$1,520,000** Sold Date **23-Nov-24**  
 4 3 2 Distance **1.76km**

RS = Recent sale      UN = Undisclosed Sale

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**2/17 CARRAMAR STREET  
CHADSTONE VIC 3148**

4 3 2

Sold Price <sup>RS</sup> **\$1,290,000** Sold Date **01-Mar-25**

Distance **1.42km**



**3/10 AVONDALE GROVE MOUNT  
WAVERLEY VIC 3149**

4 3 2

Sold Price **\$1,430,000** Sold Date **06-Dec-24**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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