

## 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

104/151-153 HUNTINGDALE 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

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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

103/436-442 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$495,000	09-Oct-25
8/315-319 HUNTINGDALE ROAD CHADSTONE VIC 3148	\$451,500	02-Oct-25
1/315-319 HUNTINGDALE ROAD CHADSTONE VIC 3148	\$451,500	02-Oct-25

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: 19 January 2026



**103/436-442 HUNTINGDALE ROAD** Sold Price **\$495,000** Sold Date **09-Oct-25**  
**MOUNT WAVERLEY VIC 3149**

 2  1  1

Distance **1.77km**



**8/315-319 HUNTINGDALE ROAD** Sold Price **\$451,500** Sold Date **02-Oct-25**  
**CHADSTONE VIC 3148**

 2  1  1

Distance **1.12km**



**1/315-319 HUNTINGDALE ROAD** Sold Price <sup>RS</sup> **\$451,500** Sold Date **02-Oct-25**  
**CHADSTONE VIC 3148**

 2  1  1

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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