

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

1/44 Douglas Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,242,500 Property Type Townhouse Suburb Ashwood

Period - From 19/02/2025 to 18/02/2026 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	1/143 Power Av CHADSTONE 3148	\$1,065,000	24/12/2025
2	17 Ardenne Cl BURWOOD 3125	\$1,043,000	29/11/2025
3	2/31 Burton St CHADSTONE 3148	\$1,011,600	22/11/2025

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: 19/02/2026 13:41

Stephen Huang

8849 8088

0499 088 880

stephenhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

19/02/2025 - 18/02/2026: \$1,242,500



3
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/143 Power Av CHADSTONE 3148 (REI)

Agent Comments

3
 2
 2

Price: \$1,065,000

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Single)



17 Ardenne Ct BURWOOD 3125 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,043,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Single)

Land Size: 231 sqm approx



2/31 Burton St CHADSTONE 3148 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,011,600

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088