

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

12 Allambi Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Ashwood

Period - From 01/01/2025 to 31/12/2025 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	36 Cleveland Rd ASHWOOD 3147	\$1,354,000	21/02/2026
2	9 Nioka St CHADSTONE 3148	\$1,280,000	13/12/2025
3	5 Jingella Av ASHWOOD 3147	\$1,340,000	11/11/2025

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:

25/02/2026 10:13



 4
  2
  4

Property Type: House
Land Size: 722 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2025: \$1,510,000

Comparable Properties



36 Cleveland Rd ASHWOOD 3147 (REI)

Agent Comments

 3
  2
  2

Price: \$1,354,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 603 sqm approx



9 Nioka St CHADSTONE 3148 (REI)

Agent Comments

 3
  1
  2

Price: \$1,280,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 609 sqm approx

5 Jingella Av ASHWOOD 3147 (VG)

Agent Comments

 3
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  -

Price: \$1,340,000
Method: Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888



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