

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

ASHWOOD VIC 3147

Indicative selling price

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

Single Price

or range
between

\$999,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2024

to

31 Mar 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

2/46 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,040,000	15-Feb-25
2/186 POWER AVENUE CHADSTONE VIC 3148	\$1,086,000	15-Feb-25
4 BATESFORD ROAD MALVERN EAST VIC 3145	\$1,050,000	12-Feb-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: 01 April 2025


**2/46 WAVERLEY ROAD
CHADSTONE VIC 3148**

 3
  3
  2

Sold Price ^{RS} **\$1,040,000** Sold Date **15-Feb-25**

Distance **0.9km**


**2/186 POWER AVENUE
CHADSTONE VIC 3148**

 3
  2
  1

Sold Price ^{RS} **\$1,086,000** Sold Date **15-Feb-25**

Distance **1.12km**


**4 BATESFORD ROAD MALVERN
EAST VIC 3145**

 4
  3
  2

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **12-Feb-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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