

# 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

5 Malmsbury Drive, Ashwood VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,900,000

### Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Ashwood

Period - From

06/08/2024

to

05/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
5 Station Avenue Ashwood VIC 3147	\$1,868,000	23/11/2024
25 Bolwarra Street Chadstone VIC 3148	\$1,820,000	17/10/2024

This Statement of Information was prepared on:

07/02/2025