

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

1/46 Edmonds Avenue, Ashwood VIC 3147

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$1,030,000

Property Type

Unit

Suburb

Ashwood

Period - From

13/10/2024

to

13/04/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/5 Yunki Court Ashwood VIC 3147	\$960,000	26/10/2024
4/31 Burton Street Chadstone VIC 3148	\$1,011,000	01/03/2025
22A Roland Street Mount Waverley VIC 3149	\$975,000	08/02/2025

This Statement of Information was prepared on:

14/04/2025