

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

1/14 HARCOURT STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2/54 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,168,000	07-Jun-25
1/2 JINGELLA AVENUE ASHWOOD VIC 3147	\$1,165,000	03-May-25
2/7 HERBERT STREET MOUNT WAVERLEY VIC 3149	\$1,145,000	12-Apr-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: 09 September 2025

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**2/54 WAVERLEY ROAD
CHADSTONE VIC 3148**

 3  2  2

Sold Price **\$1,168,000** Sold Date **07-Jun-25**

Distance **1.66km**



**1/2 JINGELLA AVENUE ASHWOOD
VIC 3147**

 3  2  2

Sold Price **\$1,165,000** Sold Date **03-May-25**

Distance **0.68km**



**2/7 HERBERT STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,145,000** Sold Date **12-Apr-25**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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