Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/46 Edmonds Avenue, Ashwood VIC 3147
Including suburb and	1/40 Lamonas Avenae, Ashwood vio 0147

postcode

Indicative selling price

Property offered for sale

For the meaning	of this price	e see consumer.v	ic.gov.au/und	derquoting
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Single price \$920,000

Median sale price

Median price	\$998,000	Pro	operty Type Uni	t		Suburb	Ashwood
Period - From	15/01/2025	to	14/07/2025	So	urce	core_log	gic

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

В* 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
4/31 Burton Street Chadstone VIC 3148	\$1,011,000	01/03/2025
2/124 Power Avenue Chadstone VIC 3148	\$990,000	01/02/2025

This Statement of Information was prepared on:	15/07/2025

