

# 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

12/36-52 Queens Parade, 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

\$740,000

&

\$800,000

### Median sale price

Median price

\$1,030,000

Property Type

Unit

Suburb

Ashwood

Period - From

10/02/2025

to

10/08/2025

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 |
|-----------------------------------------|-----------|--------------|
| 1/7 Condah Court Ashwood VIC 3147       | \$767,790 | 02/07/2025   |
| 2/7 Condah Court Ashwood VIC 3147       | \$729,000 | 10/05/2025   |
| 4/111 Huntingdale Road Ashwood VIC 3147 | \$750,000 | 05/04/2025   |

This Statement of Information was prepared on:

11/08/2025