

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

129 HUNTINGDALE ROAD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Ashwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

27 RAYMOND STREET ASHWOOD VIC 3147	\$1,350,000	23-Nov-24
29 RAYMOND STREET ASHWOOD VIC 3147	\$1,320,000	11-Oct-24
94 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,351,000	11-Dec-24

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: 04 March 2025



27 RAYMOND STREET ASHWOOD
VIC 3147

Sold Price

\$1,350,000

Sold Date

23-Nov-24

3

2

1

Distance

0.26km



29 RAYMOND STREET ASHWOOD
VIC 3147

Sold Price

\$1,320,000

Sold Date

11-Oct-24

4

1

2

Distance

0.3km



94 HUNTINGDALE ROAD MOUNT
WAVERLEY VIC 3149

Sold Price

^{RS}\$1,351,000

Sold Date

11-Dec-24

3

2

2

Distance

0.72km

RS = Recent sale
UN = Undisclosed Sale

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