

# 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

17 Eildon Road, 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

\$1,480,000

&

\$1,620,000

### Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Ashwood

Period - From

03/08/2025

to

02/02/2026

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 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
3 Leonard Street Ashwood VIC 3147	\$1,626,000	13/12/2025
24 Silver Ash Avenue Ashwood VIC 3147	\$1,581,000	15/11/2025
11 Raymond Street Ashwood VIC 3147	\$1,480,000	15/10/2025

This Statement of Information was prepared on:

03/02/2026