

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

19/36-52 QUEENS PARADE 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Nov 2024

to

31 Oct 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

2/13 WOOLERT STREET ASHWOOD VIC 3147	\$940,000	30-Aug-25
1/25 MULGRAVE STREET ASHWOOD VIC 3147	\$935,000	31-Oct-25
1/28 MELINGA CRESCENT CHADSTONE VIC 3148	\$905,000	30-Oct-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: 29 November 2025



**2/13 WOOLERT STREET
ASHWOOD VIC 3147**

 3  1  1

Sold Price **\$940,000** Sold Date **30-Aug-25**

Distance **0.49km**



**1/25 MULGRAVE STREET
ASHWOOD VIC 3147**

 3  1  2

Sold Price ^{RS} **\$935,000** ^{UN} Sold Date **31-Oct-25**

Distance **0.73km**



**1/28 MELINGA CRESCENT
CHADSTONE VIC 3148**

 3  1  1

Sold Price ^{RS} **\$905,000** Sold Date **30-Oct-25**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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