

# 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

3/9-11 Woolert Street, 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 \$990,000

&

\$1,085,000

### Median sale price

Median price \$970,000

Property Type Unit

Suburb Ashwood

Period - From 06/12/2024

to

05/12/2025

Source Property Data

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/9 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,278,000	16/07/2025
2	2/13 Batesford Rd CHADSTONE 3148	\$1,265,000	08/11/2025
3	2/46 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,040,000	30/06/2025

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 six months.~~

This Statement of Information was prepared on:

06/12/2025 19:00



Property Type:  
Agent Comments

Indicative Selling Price  
\$990,000 - \$1,085,000  
Median Unit Price  
06/12/2024 - 05/12/2025: \$970,000

## Comparable Properties



2/9 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,278,000  
Method: Private Sale  
Date: 16/07/2025  
Property Type: Unit



2/13 Batesford Rd CHADSTONE 3148 (REI) Agent Comments



Price: \$1,265,000  
Method: Auction Sale  
Date: 08/11/2025  
Property Type: Unit  
Land Size: 289 sqm approx



2/46 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,040,000  
Method: Private Sale  
Date: 30/06/2025  
Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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