

# 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

44 Electra Avenue, 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,480,888

Property Type

House

Suburb

Ashwood

Period - From

16/03/2025

to

15/09/2025

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 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 |
|--|-------------|--------------|
| 1/2 Silver Ash Avenue Ashwood VIC 3147 | \$1,165,000 | 17/05/2025   |
| 47 High Street Road Ashwood VIC 3147   | \$1,190,000 | 05/06/2025   |
| 5 Adrian Street Chadstone VIC 3148     | \$1,115,000 | 30/04/2025   |

This Statement of Information was prepared on:

16/09/2025