

## 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

ASHWOOD VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$999,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2024

to

31 Mar 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

2/46 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,040,000	15-Feb-25
2/186 POWER AVENUE CHADSTONE VIC 3148	\$1,086,000	15-Feb-25
4 BATESFORD ROAD MALVERN EAST VIC 3145	\$1,050,000	12-Feb-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: 01 April 2025


**2/46 WAVERLEY ROAD  
CHADSTONE VIC 3148**

 3
  3
  2

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **15-Feb-25**

Distance **0.9km**


**2/186 POWER AVENUE  
CHADSTONE VIC 3148**

 3
  2
  1

Sold Price <sup>RS</sup> **\$1,086,000** Sold Date **15-Feb-25**

Distance **1.12km**


**4 BATESFORD ROAD MALVERN  
EAST VIC 3145**

 4
  3
  2

Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **12-Feb-25**

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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