

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

7 Kiewa Street, Ashwood Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,510,444

Property Type House

Suburb Ashwood

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	28 Sunhill Rd MOUNT WAVERLEY 3149	\$1,650,000	14/06/2025
2	21 Reid St ASHWOOD 3147	\$1,680,000	24/05/2025
3	8 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,600,000	27/02/2025

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:

10/07/2025 17:08



Property Type: House (Previously Occupied - Detached)
Land Size: 811 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 June quarter 2025: \$1,510,444

Comparable Properties



28 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 723 sqm approx



21 Reid St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,680,000
Method: Sold Before Auction
Date: 24/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 856 sqm approx



8 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 728 sqm approx

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