

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

18b Heather Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Ashwood

Period - From 01/01/2025

to

31/03/2025

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	39 Yertchuk Av ASHWOOD 3147	\$1,800,000	14/04/2025
2	5 Malmsbury Dr ASHWOOD 3147	\$1,900,000	15/02/2025
3	5 Station Av ASHWOOD 3147	\$1,868,000	23/11/2024

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:

14/05/2025 12:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2025: \$1,555,000

Comparable Properties



39 Yertchuk Av ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 793 sqm approx



5 Malmsbury Dr ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 523 sqm approx



5 Station Av ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,868,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 664 sqm approx