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	18b Heather Avenue, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,555,000	Pro	perty 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.

Ad	dress 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









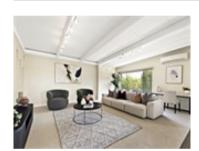




Property Type:Agent Comments

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)

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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)

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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)

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Agent Comments

Price: \$1,868,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) **Land Size:** 664 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



