

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

45 Edmonds Avenue, Ashwood VIC 3147

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,485,444

Property Type

House

Suburb

Ashwood

Period - From

10/12/2024

to

09/06/2025

Source

core_logic

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
3 Rocklands Road Ashwood VIC 3147	\$1,570,000	06/05/2025
10 Moore Street Ashwood VIC 3147	\$1,510,000	14/03/2025
35 Montpellier Road Ashwood VIC 3147	\$1,555,000	15/03/2025

This Statement of Information was prepared on:

10/06/2025