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	Address Available Upon Request

Indicative selling price

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

~~Single Price~~		or range between	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,480,000	Property type	House	Suburb	Ashwood
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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
11 HUON GROVE ASHBURTON VIC 3147	$1,360,000	28-Feb-26
42 WARNER AVENUE ASHBURTON VIC 3147	$1,450,000	22-Feb-26
36 CLEVELAND ROAD ASHWOOD VIC 3147	$1,354,000	21-Feb-26

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: 13 April 2026

OBrien Real Estate

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au

11 HUON GROVE ASHBURTON VIC 3147

3 1 2

Sold Price RS **$1,360,000** Sold Date **28-Feb-26**

Distance **1.91km**

42 WARNER AVENUE ASHBURTON VIC 3147

2 1 1

Sold Price **$1,450,000** Sold Date **22-Feb-26**

Distance **1.67km**

36 CLEVELAND ROAD ASHWOOD VIC 3147

3 2 2

Sold Price RS **$1,354,000** Sold Date **21-Feb-26**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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