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	2/1 Woolert Street, Ashwood Vic 3147

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $940,000 Property Type Unit Suburb Ashwood

Period - From 06/11/2024 to 05/11/2025 Source Property Data

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	2/18 Gloucester St MOUNT WAVERLEY 3149	$1,406,000	14/09/2025
2	17a Windsor Av MOUNT WAVERLEY 3149	$1,575,000	30/08/2025
3	1/10 Spence St BURWOOD 3125	$1,400,000	26/07/2025

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: 06/11/2025 10:07

2/1 Woolert Street, Ashwood Vic 3147

JellisCraig

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,500,000
Median Unit Price
06/11/2024 - 05/11/2025: $940,000

Comparable Properties



2/18 Gloucester St MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,406,000
Method: Sold After Auction
Date: 14/09/2025
Property Type: Townhouse (Single)

Agent Comments



17a Windsor Av MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,575,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 314 sqm approx

Agent Comments



1/10 Spence St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,400,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Single)
Land Size: 267 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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