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	14 Silver Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,460,000 Property Type House Suburb Ashwood

Period - From 01/10/2025 to 31/12/2025 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	17 Pheasant St BURWOOD 3125	$2,200,000	12/12/2025
2	9 Beechwood Tce ASHWOOD 3147	$2,038,000	11/12/2025
3	31 Goold St BURWOOD 3125	$2,200,000	11/12/2025

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: 19/01/2026 11:39

14 Silver Ash Avenue, Ashwood Vic 3147

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



6 4 2

Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2025: $1,460,000

Comparable Properties



17 Pheasant St BURWOOD 3125 (REI)

5 3 3

Price: $2,200,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 689 sqm approx

Agent Comments



9 Beechwood Tce ASHWOOD 3147 (REI)

4 2 2

Price: $2,038,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments



31 Goold St BURWOOD 3125 (REI)

5 4 2

Price: $2,200,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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