Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	25 Ashwood Gardens, Mitchell Park Vic 3355

Indicative selling price

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

Range between $520,000 & $535,000

Median sale price

Median price $500,000 Property Type House Suburb Mitchell Park

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Megan St MINERS REST 3352	$520,000	29/08/2025
2	3 Megan St MINERS REST 3352	$530,000	04/09/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 05/02/2026 14:07

25 Ashwood Gardens, Mitchell Park Vic 3355

JellisCraig



3 2 2

Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$520,000 - $535,000
Median House Price
Year ending December 2025: $500,000

Comparable Properties



6 Megan St MINERS REST 3352 (VG)

3 - -

Price: $520,000
Method: Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



3 Megan St MINERS REST 3352 (REI/VG)

3 2 2

Price: $530,000
Method: Private Sale
Date: 04/09/2024
Property Type: House (Res)
Land Size: 416 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE | propertydata.com.au

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