# 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<br>Including suburb and postcode | 20 Teck Street, Ashwood VIC 3147 |

## Indicative selling price

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

Single price $1,240,000

## Median sale price

Median price $1,485,000 Property Type House Suburb Ashwood

Period - From 30/09/2025 to 29/03/2026 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 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 |
|---|---|---|
| 42 Batesford Road Malvern East VIC 3145 | $1,300,000 | 28/02/2026 |
| 8 Attunga Street Chadstone VIC 3148 | $1,250,000 | 22/11/2025 |
| 13 Nyrang Street Chadstone VIC 3148 | $1,234,000 | 06/12/2025 |

This Statement of Information was prepared on: 30/03/2026