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	142 HIGH STREET ROAD ASHWOOD VIC 3147

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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,485,000	Property type	House	Suburb	Ashwood
Period-from	01 Mar 2025	to	28 Feb 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
18 HIGHBURY ROAD BURWOOD VIC 3125	$1,185,000	24-Jan-26
226 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149	$1,260,780	02-Feb-26
227 HIGH STREET ROAD ASHWOOD VIC 3147	$1,301,000	07-Sep-25

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: 12 March 2026

Harcourts
Varsha Shrestha
M 0416 941 687
E varsha.shrestha@harcourts.com.au



18 HIGHBURY ROAD BURWOOD VIC 3125

3 1 2

Sold Price RS $1,185,000 Sold Date 24-Jan-26

Distance 1.72km



226 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149

3 1 2

Sold Price RS $1,260,780 UN Sold Date 02-Feb-26

Distance 1.69km



227 HIGH STREET ROAD ASHWOOD VIC 3147

3 1 1

Sold Price $1,301,000 Sold Date 07-Sep-25

Distance 0.31km

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

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