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	43 Carlyle Street, Ashwood VIC 3147

Indicative selling price

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

Single price	$1,290,000

Median sale price

Median price	$1,435,000	Property Type	House	Suburb	Ashwood
Period - From	03/03/2026	to	30/08/2026	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
10 Katta Court Ashwood VIC 3147	$1,272,000	16/08/2026
4 Electra Avenue Ashwood VIC 3147	$1,280,000	16/07/2026
11 Lancaster Street Ashburton VIC 3147	$1,282,000	01/08/2026

This Statement of Information was prepared on: 31/08/2026