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	4a Salisbury Road, Ashwood Vic 3147

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,364,000 Property Type Townhouse Suburb Ashwood

Period - From 19/02/2024 to 18/02/2025 Source Property Data

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	1/39 Barrington Dr ASHWOOD 3147	$1,351,000	15/01/2025
2	2/15 Mulgrave St ASHWOOD 3147	$1,340,000	19/09/2024
3	2/56 Cassinia Av ASHWOOD 3147	$1,445,000	12/09/2024

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: 19/02/2025 10:38

4a Salisbury Road, Ashwood Vic 3147



4 3 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
19/02/2024 - 18/02/2025: $1,364,000

Comparable Properties



1/39 Barrington Dr ASHWOOD 3147 (VG)

4 - -

Price: $1,351,000
Method: Sale
Date: 15/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/15 Mulgrave St ASHWOOD 3147 (REI/VG)

4 3 2

Price: $1,340,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Townhouse (Res)

Agent Comments



2/56 Cassinia Av ASHWOOD 3147 (REI/VG)

4 3 2

Price: $1,445,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Res)
Land Size: 250 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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