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	38 Ashwood Avenue, Highett VIC 3190

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,405,500 Property Type House Suburb Highett

Period - From 05/09/2024 to 04/03/2025 Source core_logic

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
6 Gilarth Street Highett VIC 3190	$1,338,000	07/09/2024
34 Highland Avenue Highett VIC 3190	$1,400,000	25/10/2024
12 Noyes Street Highett VIC 3190	$1,375,000	16/11/2024

This Statement of Information was prepared on: 05/03/2025