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	18 Maroondah Road, Ashwood Vic 3147

Indicative selling price

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

Range between $2,550,000 & $2,750,000

Median sale price

Median price $1,555,000 Property Type House Suburb Ashwood

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	3 Clive St MOUNT WAVERLEY 3149	$2,900,000	04/04/2025
2	53 Josephine Av MOUNT WAVERLEY 3149	$2,760,000	01/03/2025
3	5 Olive Av MOUNT WAVERLEY 3149	$2,710,000	01/02/2025

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: 29/04/2025 11:27

18 Maroondah Road, Ashwood Vic 3147

Stephen Huang
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0499 088 880
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5 4 2

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000 - $2,750,000
Median House Price
March quarter 2025: $1,555,000

Comparable Properties



3 Clive St MOUNT WAVERLEY 3149 (REI)

5 5 3

Price: $2,900,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 900 sqm approx

Agent Comments



53 Josephine Av MOUNT WAVERLEY 3149 (REI/VG)

5 4 2

Price: $2,760,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



5 Olive Av MOUNT WAVERLEY 3149 (REI/VG)

5 2 -

Price: $2,710,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

4bedrooms 1study 5bathrooms 2 cars

Account - Jellis Craig | P: 03 88498088

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