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	14 Leonard Street, Ashwood Vic 3147

Indicative selling price

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

Single price $1,550,000

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 Rocklands Rd ASHWOOD 3147	$1,570,000	06/05/2025
2	35 Montpellier Rd ASHWOOD 3147	$1,555,000	15/03/2025
3	10 Moore St ASHWOOD 3147	$1,510,000	14/03/2025

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: 19/05/2025 15:03

14 Leonard Street, Ashwood Vic 3147

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



4 2 1

Property Type: House (Res)
Land Size: 729 sqm approx

Agent Comments

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

Comparable Properties



3 Rocklands Rd ASHWOOD 3147 (REI)

3 1 3

Price: $1,570,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 743 sqm approx

Agent Comments



35 Montpellier Rd ASHWOOD 3147 (REI/VG)

3 1 2

Price: $1,555,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments



10 Moore St ASHWOOD 3147 (REI)

2 1 1

Price: $1,510,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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