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	1/2 Allambi Street, Ashwood VIC 3147

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $998,000 Property Type Unit Suburb Ashwood

Period - From 01/01/2025 to 30/06/2025 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
14A Sunderland Avenue Ashburton VIC 3147	$1,420,000	13/04/2025
22 Trevor Court Mount Waverley VIC 3149	$1,415,000	07/06/2025
4A Ian Grove Mount Waverley VIC 3149	$1,415,000	20/03/2025

This Statement of Information was prepared on: 01/07/2025