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	2/108 High Street Road, Ashwood VIC 3147

Indicative selling price

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

Single price	$1,350,000

Median sale price

Median price	$1,035,000	Property Type	Unit	Suburb	Ashwood
Period - From	22/03/2025	to	21/09/2025	Source	Cotality™

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
44 Darbyshire Road Mount Waverley VIC 3149	$1,494,666	02/09/2025
44B Power Avenue Ashwood VIC 3147	$1,339,999	29/08/2025
4/55 Ashburn Grove Ashburton VIC 3147	$1,410,000	14/05/2025

This Statement of Information was prepared on: 22/09/2025