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	31 Cleveland Road, Ashwood VIC 3147

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,470,000 Property Type House Suburb Ashwood

Period - From 22/02/2025 to 21/08/2025 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
115 Power Avenue Chadstone VIC 3148	$1,140,000	15/06/2025
84 Power Avenue Chadstone VIC 3148	$1,080,000	29/05/2025
36 Teck Street Ashwood VIC 3147	$1,205,000	05/04/2025

This Statement of Information was prepared on: 22/08/2025