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	44 Electra Avenue, 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 $1,480,888 Property Type House Suburb Ashwood

Period - From 16/03/2025 to 15/09/2025 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
1/2 Silver Ash Avenue Ashwood VIC 3147	$1,165,000	17/05/2025
47 High Street Road Ashwood VIC 3147	$1,190,000	05/06/2025
5 Adrian Street Chadstone VIC 3148	$1,115,000	30/04/2025

This Statement of Information was prepared on: 16/09/2025