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	9 Beechwood Terrace, Ashwood Vic 3147

Indicative selling price

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

Range between $2,100,000 & $2,200,000

Median sale price

Median price $1,495,000 Property Type House Suburb Ashwood

Period - From 01/07/2025 to 30/09/2025 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	2 Beechwood Tce ASHWOOD 3147	$1,841,000	13/09/2025
2	7 Kiewa St ASHWOOD 3147	$1,800,000	03/08/2025
3	15 Reid St ASHWOOD 3147	$2,000,000	27/07/2025

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: 08/12/2025 10:58

9 Beechwood Terrace, Ashwood Vic 3147

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,200,000
Median House Price
September quarter 2025: $1,495,000

Comparable Properties



2 Beechwood Tce ASHWOOD 3147 (REI)

4 2 2

Price: $1,841,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



7 Kiewa St ASHWOOD 3147 (REI/VG)

4 3 2

Price: $1,800,000
Method: Sold Before Auction
Date: 03/08/2025
Property Type: House (Res)
Land Size: 807 sqm approx

Agent Comments



15 Reid St ASHWOOD 3147 (REI/VG)

5 2 2

Price: $2,000,000
Method: Private Sale
Date: 27/07/2025
Property Type: House
Land Size: 869 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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