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	36 Cleveland Road, Ashwood Vic 3147

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,510,000 Property Type House Suburb Ashwood

Period - From 01/01/2025 to 31/12/2025 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	217 Huntingdale Rd ASHWOOD 3147	$1,300,000	27/11/2025
2	5 Jingella Av ASHWOOD 3147	$1,340,000	11/11/2025
3	10 Salisbury Rd ASHWOOD 3147	$1,250,000	11/09/2025

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: 21/01/2026 11:09

36 Cleveland Road, Ashwood Vic 3147

JellisCraig

Calvin Huang
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3 2 2

Property Type: House
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending December 2025: $1,510,000

Comparable Properties



217 Huntingdale Rd ASHWOOD 3147 (REI)

4 1 3

Price: $1,300,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

5 Jingella Av ASHWOOD 3147 (VG)

3 - -

Price: $1,340,000
Method: Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



10 Salisbury Rd ASHWOOD 3147 (REI/VG)

2 1 1

Price: $1,250,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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