

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

16/36-52 QUEENS PARADE ASHWOOD VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Dec 2024

to

30 Nov 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 6 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

3/8 KELLY STREET CHADSTONE VIC 3148	\$805,000	11-Oct-25
1/312 HIGH STREET ASHBURTON VIC 3147	\$825,000	06-Sep-25
1/25 ATKINSON STREET CHADSTONE VIC 3148	\$850,000	29-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 15 December 2025



3/8 KELLY STREET CHADSTONE VIC 3148

 3
  2
  2

Sold Price

^{RS} **\$805,000**

Sold Date

11-Oct-25

Distance

1.75km



1/312 HIGH STREET ASHBURTON VIC 3147

 3
  2
  2

Sold Price

\$825,000

Sold Date

06-Sep-25

Distance

0.91km



1/25 ATKINSON STREET CHADSTONE VIC 3148

 3
  2
  2

Sold Price

\$850,000

Sold Date

29-Jun-25

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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