

# 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

13 Douglas Street, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,510,444 Property Type House Suburb Ashwood

Period - From 01/04/2025 to 30/06/2025 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	5 Keats Ct ASHWOOD 3147	\$1,660,000	25/08/2025
2	35 George St ASHWOOD 3147	\$1,780,000	16/08/2025
3	45 Edmonds Av ASHWOOD 3147	\$1,570,000	26/07/2025

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:

03/10/2025 08:35



**Property Type:** House

**Land Size:** 802 sqm approx

Agent Comments

## Comparable Properties



**5 Keats Ct ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 25/08/2025

**Property Type:** House

**Land Size:** 765 sqm approx



**35 George St ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

**Land Size:** 781 sqm approx



**45 Edmonds Av ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999