

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

209/8 Power Avenue, Ashwood Vic 3147

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$1,117,500

Property Type

Unit

Suburb

Ashwood

Period - From

01/04/2026

to

30/06/2026

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	104/19 Collins St CHADSTONE 3148	\$545,000	20/05/2026
2	203/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$550,000	30/04/2026
3	203/9 Camira St MALVERN EAST 3145	\$650,000	07/03/2026

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:

09/07/2026 09:14



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



104/19 Collins St CHADSTONE 3148 (REI/VG)

Agent Comments

 2  2  1

Price: \$545,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Apartment



203/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  2

Price: \$550,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment



203/9 Camira St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  2  1

Price: \$650,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Apartment