

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

1/4 Douglas Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Ashwood

Period - From 01/04/2025 to 31/03/2026 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	3/14-16 Temple St ASHWOOD 3147	\$990,000	13/03/2026
2	4/6 Wippa Ct ASHWOOD 3147	\$858,000	22/02/2026
3	2/38 Electra Av ASHWOOD 3147	\$900,000	21/02/2026

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:

22/04/2026 14:58

1/4 Douglas Street, Ashwood Vic 3147

JA CAIN

Christopher Cain

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2026: \$1,480,000



2 1 1

Property Type: House

Land Size: 354 sqm approx

Agent Comments

Comparable Properties



3/14-16 Temple St ASHWOOD 3147 (REI)

Agent Comments

2 2 1

Price: \$990,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: Townhouse (Res)



4/6 Wippa Ct ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$858,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit



2/38 Electra Av ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 380 sqm approx

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