

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 Silver Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Ashwood

Period - From 01/07/2025

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	1 Pescott CI BURWOOD 3125	\$1,600,000	30/05/2026
2	44 Haig St BURWOOD 3125	\$1,620,000	29/05/2026
3			

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:

29/09/2026 19:43



 4  2  2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2026: \$1,430,000

Comparable Properties



1 Pescott CI BURWOOD 3125 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 782 sqm approx



44 Haig St BURWOOD 3125 (REI)

Agent Comments

 4  3  2

Price: \$1,620,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481