

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

2/48 Edmonds Avenue, Ashwood VIC 3147

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$978,000

Property Type

Unit

Suburb

Ashwood

Period - From

14/11/2025

to

13/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/29 Lavidge Street, Ashwood Vic	\$1,500,000	30/03/2026
1/15 Windsor Avenue Mount Waverley VIC 3149	\$1,528,000	28/02/2026
1/2 Yunki Ct Ashwood Vic	\$1,621,000	04/12/2025

This Statement of Information was prepared on:

15/05/2026