

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

21 Edmonds Avenue, Ashwood VIC 3147

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Ashwood

Period - From

22/10/2025

to

21/04/2026

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
5 Carlyle Street Ashwood VIC 3147	\$1,430,000	28/03/2026
12 Eildon Road Ashwood VIC 3147	\$1,358,000	11/04/2026
65 Barrington Drive Ashwood VIC 3147	\$1,480,000	21/02/2026

This Statement of Information was prepared on:

22/04/2026