

# 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

35 Douglas Street, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,255,000

Property Type House

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 | 101 Ashwood Dr ASHWOOD 3147    | \$2,020,000 | 14/03/2026   |
| 2 | 18 Ashwood Dr ASHWOOD 3147     | \$1,975,000 | 28/02/2026   |
| 3 | 14 Roslyn St BURWOOD 3125      | \$2,020,000 | 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:

17/08/2026 14:43

35 Douglas Street, Ashwood Vic 3147

shelter.

Zali Reynolds

03 9889 3990

0422 576 049

zali@shelterrealestate.com.au

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

June quarter 2026: \$1,255,000



4 2 3

**Property Type:** House

**Land Size:** 787 sqm approx

**Agent Comments**

Beyond the timeless clinker brick silhouette of this enchanting triple-fronted home lies an expertly renovated and extended layout delivering sophisticated interiors with a seamless integration between indoor and outdoor entertaining precincts.

## Comparable Properties



**101 Ashwood Dr ASHWOOD 3147 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 775 sqm approx



**18 Ashwood Dr ASHWOOD 3147 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 775 sqm approx



**14 Roslyn St BURWOOD 3125 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

**Account - Shelter Real Estate** | P: 03 9889 3990



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.