

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

6/36 Queens Parade, Ashwood Vic 3147

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,040,000

Property Type

Unit

Suburb

Ashwood

Period - From

06/08/2025

to

05/08/2026

Source

Property Data

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	1/36 Jordan St ASHWOOD 3147	\$820,000	11/06/2026
2	1/69 Ashburn Gr ASHBURTON 3147	\$815,000	24/03/2026
3	2/61 Ashburn Gr ASHBURTON 3147	\$850,000	25/02/2026

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:

06/08/2026 16:11



2 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
06/08/2025 - 05/08/2026: \$1,040,000

Comparable Properties



1/36 Jordan St ASHWOOD 3147 (REI)

Agent Comments

2 1 1

Price: \$820,000
Method: Private Sale
Date: 11/06/2026
Property Type: Unit
Land Size: 328 sqm approx



1/69 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Unit



2/61 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Unit