

# 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

62 Ashwood Drive, 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,480,000

Property Type House

Suburb Ashwood

Period - From 01/04/2025

to

31/03/2026

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 | 6 Julie Ct ASHWOOD 3147        | \$1,170,000 | 16/04/2026   |
| 2 | 12 Allambi St ASHWOOD 3147     | \$1,336,000 | 28/03/2026   |
| 3 | 2 Vannam Dr ASHWOOD 3147       | \$1,400,000 | 28/02/2026   |

**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:

09/06/2026 09:46



3 1 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 780 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending March 2026: \$1,480,000

## Comparable Properties



**6 Julie Ct ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 16/04/2026

**Property Type:** House

**Land Size:** 808 sqm approx



**12 Allambi St ASHWOOD 3147 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,336,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**2 Vannam Dr ASHWOOD 3147 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 755 sqm approx