

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

8 Ashwood Drive, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,580,000

&

\$1,720,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Ashwood

Period - From 01/01/2026

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	11 Peppermint Ct ASHWOOD 3147	\$1,760,000	16/03/2026
2	41 Harrison Av BURWOOD 3125	\$1,710,000	28/02/2026
3			

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:

22/06/2026 18:01



Property Type: House

Land Size: 726 sqm approx

Agent Comments

Beautifully presented and ready to enjoy, this inviting home delivers the perfect combination of comfort, style and opportunity in a sought-after Ashwood location.

Comparable Properties



11 Peppermint Ct ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,760,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: House (Res)

Land Size: 582 sqm approx



41 Harrison Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 745 sqm approx

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.