

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

2/40 WINBIRRA PARADE ASHWOOD VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$978,000

Property type

Unit

Suburb

Ashwood

Period-from

01 May 2025

to

30 Apr 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 6 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

3/9-11 WOOLERT STREET ASHWOOD VIC 3147	\$1,118,888	23-Dec-25
1/11 BARDIA AVENUE ASHBURTON VIC 3147	\$1,150,000	14-Feb-26
2/24 JINDABYNE AVENUE CHADSTONE VIC 3148	\$1,105,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 22 May 2026


**3/9-11 WOOLERT STREET
ASHWOOD VIC 3147**
 3  2  2

 Sold Price **\$1,118,888** Sold Date **23-Dec-25**

 Distance **0.1km**

**1/11 BARDIA AVENUE ASHBURTON
VIC 3147**
 3  1  1

 Sold Price **\$1,150,000** Sold Date **14-Feb-26**

 Distance **1.22km**

**2/24 JINDABYNE AVENUE
CHADSTONE VIC 3148**
 3  2  1

 Sold Price **\$1,105,000** Sold Date **06-Dec-25**

 Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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