

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

209/8 POWER AVENUE 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Aug 2025

to

31 Jul 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

104/19 COLLINS STREET CHADSTONE VIC 3148	\$545,000	20-May-26
203/436-442 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$550,000	30-Apr-26
105/25 COLLINS STREET CHADSTONE VIC 3148	\$535,000	25-Mar-26

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: 31 August 2026



**104/19 COLLINS STREET
CHADSTONE VIC 3148**

 2  2  1

Sold Price **\$545,000** Sold Date **20-May-26**

Distance **0.34km**



**203/436-442 HUNTINGDALE
ROAD MOUNT WAVERLEY VIC
3149**

 2  1  2

Sold Price **\$550,000** Sold Date **30-Apr-26**

Distance **1.75km**



**105/25 COLLINS STREET
CHADSTONE VIC 3148**

 2  1  1

Sold Price **\$535,000** Sold Date **25-Mar-26**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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