

## 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

4/14 YOORALLA STREET ASHWOOD VIC 3147

### Indicative selling price

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

Single Price

\$1,200,000

or range  
between

&

### 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

1/23 LAVIDGE ROAD ASHWOOD VIC 3147	\$1,117,000	28-Mar-26
1/42 POWER AVENUE ASHWOOD VIC 3147	\$1,245,000	19-Mar-26
1/6 IMPERIAL AVENUE MOUNT WAVERLEY VIC 3149	\$1,232,000	05-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: 11 May 2026



**1/23 LAVIDGE ROAD ASHWOOD  
VIC 3147**

 3  2  1

Sold Price

**\$1,117,000**

Sold Date

**28-Mar-26**

Distance

**0.52km**



**1/42 POWER AVENUE ASHWOOD  
VIC 3147**

 3  3  1

Sold Price

<sup>RS</sup> **\$1,245,000**

Sold Date

**19-Mar-26**

Distance

**0.94km**



**1/6 IMPERIAL AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price

**\$1,232,000**

Sold Date

**05-Mar-26**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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