

## 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

37 HIGH STREET ROAD 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

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,485,000

Property type

House

Suburb

Ashwood

Period-from

01 Mar 2025

to

28 Feb 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 65 BARRINGTON DRIVE ASHWOOD VIC 3147   | \$1,480,000 | 21-Feb-26 |
| 19 LANCASTER STREET ASHBURTON VIC 3147 | \$1,480,000 | 13-Sep-25 |
| 28 LANCASTER STREET ASHBURTON VIC 3147 | \$1,455,000 | 11-Oct-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: 10 March 2026

|                                                                                   |                                                                                                                                                                                                                                                                                                                              |                                                                                                      |                                       |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------|
|  | <div>65 BARRINGTON DRIVE<br/>ASHWOOD VIC 3147</div> <div> 4  2  2</div>   | <div>Sold Price<sup>RS</sup> <b>\$1,480,000</b><sup>UN</sup></div> <div>Distance <b>0.46km</b></div> | <div>Sold Date <b>21-Feb-26</b></div> |
|  | <div>19 LANCASTER STREET<br/>ASHBURTON VIC 3147</div> <div> 3  1  1</div> | <div>Sold Price <b>\$1,480,000</b></div> <div>Distance <b>0.57km</b></div>                           | <div>Sold Date <b>13-Sep-25</b></div> |
|  | <div>28 LANCASTER STREET<br/>ASHBURTON VIC 3147</div> <div> 3  1  1</div> | <div>Sold Price <b>\$1,455,000</b></div> <div>Distance <b>0.59km</b></div>                           | <div>Sold Date <b>11-Oct-25</b></div> |

RS = Recent sale

UN = Undisclosed Sale

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