

## 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

\$1,295,000

&

\$1,360,000

### 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

5 JINGELLA AVENUE ASHWOOD VIC 3147	\$1,340,000	11-Nov-25
31 CLEVELAND ROAD ASHWOOD VIC 3147	\$1,370,000	20-Sep-25
36 CLEVELAND ROAD ASHWOOD VIC 3147	\$1,354,000	21-Feb-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: 15 March 2026


**5 JINGELLA AVENUE ASHWOOD  
VIC 3147**
 3  1  1

Sold Price

**\$1,340,000**

Sold Date

**11-Nov-25**

Distance

**0.65km**

**31 CLEVELAND ROAD ASHWOOD  
VIC 3147**
 3  1  1

Sold Price

**\$1,370,000**

Sold Date

**20-Sep-25**

Distance

**1km**

**36 CLEVELAND ROAD ASHWOOD  
VIC 3147**
 3  2  2

Sold Price

<sup>RS</sup> **\$1,354,000**

Sold Date

**21-Feb-26**

Distance

**1.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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