

# 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

2/137 Huntingdale 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)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$900,000 Property Type Unit Suburb Ashwood

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 six 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	1/36 Jordan St ASHWOOD 3147	\$820,000	11/06/2026
2	3/12 Surrey Rd MOUNT WAVERLEY 3149	\$795,000	30/05/2026
3	2/21 Quaintance St MOUNT WAVERLEY 3149	\$824,000	23/05/2026

**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 six months.~~

This Statement of Information was prepared on:

24/06/2026 09:33



**Rooms:** 5  
**Property Type:** Flat  
**Land Size:** 313.045 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median Unit Price**  
 March quarter 2026: \$900,000

## Comparable Properties



**1/36 Jordan St ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 11/06/2026  
**Property Type:** Unit  
**Land Size:** 328 sqm approx



**3/12 Surrey Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 30/05/2026  
**Property Type:** Unit  
**Land Size:** 217 sqm approx



**2/21 Quaintance St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$824,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** Unit

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