

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

51 Power Avenue, Ashwood VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,000,000

Median sale price

Median price

\$1,422,500

Property Type

House

Suburb

Ashwood

Period - From

19/03/2026

to

18/09/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
283 High Street Road Mount Waverley VIC 3149	\$1,020,000	11/04/2026
46 Damon Road Mount Waverley VIC 3149	\$960,000	20/06/2026
73 Huntingdale Road Chadstone VIC 3148	\$970,000	18/06/2026

This Statement of Information was prepared on:

19/09/2026