

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

32 Salisbury Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Ashwood

Period - From 01/07/2025

to

30/06/2026

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	33 Cleveland Rd ASHWOOD 3147	\$1,350,000	11/04/2026
2	52 Winbirra Pde ASHWOOD 3147	\$1,255,000	02/04/2026
3	36 Cleveland Rd ASHWOOD 3147	\$1,354,000	21/02/2026

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:

04/08/2026 12:11



3 2 2

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



33 Cleveland Rd ASHWOOD 3147 (REI/VG)

3 2 4

Agent Comments

Price: \$1,350,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 683 sqm approx



52 Winbirra Pde ASHWOOD 3147 (REI/VG)

3 2 2

Agent Comments

Price: \$1,255,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 425 sqm approx



36 Cleveland Rd ASHWOOD 3147 (REI/VG)

3 2 2

Agent Comments

Price: \$1,354,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx