

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

10 Lavidge Road, Ashwood Vic 3147

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Ashwood

Period - From

01/04/2025

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	2 Vannam Dr ASHWOOD 3147	\$1,400,000	28/02/2026
2	17 Eildon Rd ASHWOOD 3147	\$1,615,000	18/03/2026
3	3 Leonard St ASHWOOD 3147	\$1,626,000	13/12/2025

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:

11/04/2026 10:45



 3  1  1

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000

Median House Price
Year ending March 2026: \$1,480,000

Comparable Properties



2 Vannam Dr ASHWOOD 3147 (REI)

Agent Comments

 3  1  2

Price: \$1,400,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 755 sqm approx



17 Eildon Rd ASHWOOD 3147 (REI)

Agent Comments

 4  2  4

Price: \$1,615,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 774 sqm approx



3 Leonard St ASHWOOD 3147 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,626,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House
Land Size: 739 sqm approx