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	207/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $550,000

Median sale price

Median price $521,250 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2024 to 30/06/2025 Source Property Data

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	16/93-95 Union Rd ASCOT VALE 3032	$557,500	14/06/2025
2	113/8 Burrowes St ASCOT VALE 3032	$520,000	03/06/2025
3	503/45 Edgewater Blvd MARIBYRNONG 3032	$550,000	19/05/2025

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: 01/07/2025 11:28

207/8 Burrowes Street, Ascot Vale Vic 3032



Property Type:
Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
01/07/2024 - 30/06/2025: $521,250

Comparable Properties



16/93-95 Union Rd ASCOT VALE 3032 (REI)

2 | 1 | 1

Price: $557,500
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment

Agent Comments



113/8 Burrowes St ASCOT VALE 3032 (REI)

2 | 2 | 1

Price: $520,000
Method: Private Sale
Date: 03/06/2025
Rooms: 3
Property Type: Apartment

Agent Comments



503/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

2 | 2 | 1

Price: $550,000
Method: Private Sale
Date: 19/05/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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