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	18 Station Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2024 to 30/06/2025 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	74 Maribyrnong Rd MOONEE PONDS 3039	$926,000	05/07/2025
2	148 Mt Alexander Rd TRAVANCORE 3032	$850,000	09/06/2025
3	2 Station Av ASCOT VALE 3032	$960,000	24/04/2025

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: 28/08/2025 11:41

18 Station Avenue, Ascot Vale Vic 3032

JellisCraig

Kieran Moloney
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2 1 0

Property Type: House
Land Size: 152 sqm approx

Agent Comments

Renovators delight offering 2 bed, 1 bath & ROW.

Indicative Selling Price
$880,000 - $950,000
Median House Price
Year ending June 2025: $1,400,000

Comparable Properties



74 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3 1 2

Price: $926,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 203 sqm approx

Agent Comments

Home is in better condition located on a main road.



148 Mt Alexander Rd TRAVANCORE 3032 (REI)

2 1 1

Price: $850,000
Method: Private Sale
Date: 09/06/2025
Property Type: House

Agent Comments

Home is in better condition located on a main road.



2 Station Av ASCOT VALE 3032 (REI)

2 1 -

Price: $960,000
Method: Private Sale
Date: 24/04/2025
Property Type: House

Agent Comments

Located in the same street, home is in better condition.

REIV THE DIFFERENCE | propertydata.com.au

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