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	5 Hurtle Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	20 Dumblane Av ASCOT VALE 3032	$1,440,000	31/07/2025
2	147 St Leonards Rd ASCOT VALE 3032	$1,280,000	26/07/2025
3	27 Geddes St ASCOT VALE 3032	$1,400,000	29/06/2025

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: 14/10/2025 16:39

5 Hurtle Street, Ascot Vale Vic 3032

JellisCraig

Zach Sianos
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2 1 1

Property Type: House

Agent Comments

Original 2 bedroom home.

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



20 Dumblane Av ASCOT VALE 3032 (REI)

3 1 2

Price: $1,440,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Similar location, more accommodation, superior interior, inferior land.



147 St Leonards Rd ASCOT VALE 3032 (REI)

3 1 1

Price: $1,280,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)

Agent Comments

Similar location, more accommodation, similar interior, inferior land.



27 Geddes St ASCOT VALE 3032 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 29/06/2025
Property Type: House
Land Size: 480 sqm approx

Agent Comments

Similar location, more accommodation, more bathrooms, similar interior, inferior land.

REIV THE DIFFERENCE | propertydata.com.au

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