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	201/2 Mascoma Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $395,000 & $420,000

Median sale price

Median price $546,500 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2025 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	2/16 Holmes Rd MOONEE PONDS 3039	$425,000	31/10/2025
2	302A/8 Burrowes St ASCOT VALE 3032	$415,000	27/08/2025
3	503/333 Ascot Vale Rd MOONEE PONDS 3039	$403,000	11/08/2025

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: 24/11/2025 20:45

201/2 Mascoma Street, Ascot Vale Vic 3032

JellisCraig

Adam Hicks
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1 1 1

Property Type: Unit
Land Size: 59 sqm approx

Agent Comments

One bedroom apartment, one bathroom and one carspace

Indicative Selling Price
$395,000 - $420,000
Median Unit Price
September quarter 2025: $546,500

Comparable Properties



2/16 Holmes Rd MOONEE PONDS 3039 (REI)

1 1 -

Price: $425,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments

Same accommodation and similar condition



302A/8 Burrowes St ASCOT VALE 3032 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

Agent Comments

Same accommodation and similar condition



503/333 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $403,000
Method: Private Sale
Date: 11/08/2025
Property Type: Apartment

Agent Comments

Same accommodation and similar condition

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