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	187 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $970,000 & $1,050,000

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	48 Kensington Rd KENSINGTON 3031	$1,107,500	29/11/2025
2	123 Rankins Rd KENSINGTON 3031	$1,060,000	27/11/2025
3	207 Ascot Vale Rd ASCOT VALE 3032	$970,000	08/11/2025

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: 05/12/2025 08:02

187 Kent Street, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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3 1 1

Property Type: House
Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price
$970,000 - $1,050,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



48 Kensington Rd KENSINGTON 3031 (REI)

2 1 1

Price: $1,107,500
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments

Inferior land in comparable position. Lacking bungalow/3rd bedroom.



123 Rankins Rd KENSINGTON 3031 (REI)

2 1 1

Price: $1,060,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House

Agent Comments

Superior location. Inferior land size. Lacking bungalow/3rd bedroom.



207 Ascot Vale Rd ASCOT VALE 3032 (REI)

2 1 -

Price: $970,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments

Inferior location on superior land. Lacking 3rd bedroom/bungalow and parking.

REIV THE DIFFERENCE

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