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<br>Including suburb and postcode | 18/20-22 SANDOWN ROAD ASCOT VALE VIC 3032 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $270,000 | & | $295,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $609,000 | Property type | Unit | Suburb | Ascot Vale |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 5/18A BLOOMFIELD ROAD ASCOT VALE VIC 3032 | $290,500 | 10-Oct-25 |
| 9/230 ASCOT VALE ROAD ASCOT VALE VIC 3032 | $275,000 | 09-Oct-25 |
| 7/142 SHIELDS STREET FLEMINGTON VIC 3031 | $290,000 | 08-Oct-25 |

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 6 months.~~

This Statement of Information was prepared on: 23 January 2026

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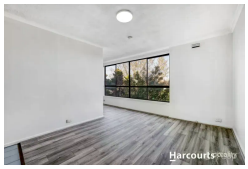


**5/18A BLOOMFIELD ROAD ASCOT VALE VIC 3032**

1 1 1

Sold Price **$290,500** Sold Date **10-Oct-25**

Distance **0.73km**



**9/230 ASCOT VALE ROAD ASCOT VALE VIC 3032**

1 1 1

Sold Price **$275,000** Sold Date **09-Oct-25**

Distance **0.89km**



**7/142 SHIELDS STREET FLEMINGTON VIC 3031**

1 1 1

Sold Price **$290,000** Sold Date **08-Oct-25**

Distance **1.38km**

**RS** = Recent sale **UN** = Undisclosed Sale

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