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	104 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,420,000

Median sale price

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

Period - From 01/01/2025 to 31/12/2025 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	19 Farnham St FLEMINGTON 3031	$1,400,000	13/02/2026
2	128 Epsom Rd ASCOT VALE 3032	$1,435,000	30/01/2026
3	62 Vine St MOONEE PONDS 3039	$1,350,000	06/12/2025

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: 02/03/2026 00:19

104 Francis Street, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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3 1 0

Property Type: House
Land Size: 235 approx. sqm approx

Indicative Selling Price
$1,420,000
Median House Price
Year ending December 2025: $1,400,000

Agent Comments

Freestanding Victorian with North Facing Aspect on Rothwell Hill

Comparable Properties



19 Farnham St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,400,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Comparable accommodation. Superior location.



128 Epsom Rd ASCOT VALE 3032 (REI)

3 2 2

Price: $1,435,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Superior land size and renovation. Inferior location.



62 Vine St MOONEE PONDS 3039 (REI)

3 1 2

Price: $1,350,000
Method: Sold Before Auction
Date: 06/12/2025
Property Type: House (Res)

Agent Comments

Comparable era of home. Comparable accommodation. Additional parking.

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