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 | 2/1 ASCOT STREET 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 | $990,000 | & | $1,080,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $609,000 | Property type | Unit | Suburb | Ascot Vale |
| Period-from | 01 Feb 2025 | to | 31 Jan 2026 | 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 |
|---|---|---|
| 15B EAST STREET ASCOT VALE VIC 3032 | $980,000 | 04-Sep-25 |
| 3/91 ST LEONARDS ROAD ASCOT VALE VIC 3032 | $1,005,000 | 09-Oct-25 |
| 411/8 NORTH STREET ASCOT VALE VIC 3032 | $1,080,000 | 03-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: 06 February 2026

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**15B EAST STREET ASCOT VALE VIC 3032**

2 1 1

Sold Price **$980,000** Sold Date **04-Sep-25**

Distance **0.69km**



**3/91 ST LEONARDS ROAD ASCOT VALE VIC 3032**

3 1 1

Sold Price **$1,005,000** Sold Date **09-Oct-25**

Distance **1.18km**



**411/8 NORTH STREET ASCOT VALE VIC 3032**

3 2 2

Sold Price **$1,080,000** Sold Date **03-Oct-25**

Distance **0.95km**

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

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