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	24 Harmony Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $775,000 & $825,500

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	190 St Leonards Rd ASCOT VALE 3032	$750,000	24/02/2026
2	2/10 Scotia St MOONEE PONDS 3039	$800,000	23/01/2026
3	1c Newsom St ASCOT VALE 3032	$825,000	15/11/2025

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: 13/03/2026 01:25

24 Harmony Road, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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2 2 2

Property Type: House

Agent Comments

Immaculate home in the Enclave Estate

Indicative Selling Price
$775,000 - $825,500
Median House Price
Year ending December 2025: $1,400,000

Comparable Properties



190 St Leonards Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)

Agent Comments

Inferior location and build. Comparable accommodation. Part of an OC



2/10 Scotia St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 23/01/2026
Property Type: Unit

Agent Comments

Comparable accommodation. Inferior location. Lacking 2nd bathroom and 2nd parking space.



1c Newsom St ASCOT VALE 3032 (REI/VG)

2 1 2

Price: $825,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments

Comparable accommodation and location. Older style build. Land area near identical.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE | propertydata.com.au

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