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	121A Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $567,500 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2025 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	20/54 Epsom Rd ASCOT VALE 3032	$517,000	13/02/2026
2	5/39-41 Flemington St TRAVANCORE 3032	$550,000	12/12/2025
3	10/128-138 Maribyrnong Rd MOONEE PONDS 3039	$546,000	07/12/2025

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: 18/03/2026 20:07

121A Union Road, Ascot Vale Vic 3032

JellisCraig

Adam Hicks
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2 1 0

Property Type: Apartment
Land Size: 115 sqm approx

Agent Comments

Two bedroom apartment, one bathroom

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2025: $567,500

Comparable Properties



20/54 Epsom Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $517,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment

Agent Comments

Similar accommodation (one more carspace) and internal condition



5/39-41 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Price: $550,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Apartment

Agent Comments

Similar accommodation (one more carspace) and internal condition



10/128-138 Maribyrnong Rd MOONEE PONDS 3039 (REI)

2 1 1

Price: $546,000
Method: Private Sale
Date: 07/12/2025
Property Type: Unit

Agent Comments

Similar accommodation (one more carspace) and internal condition

REIV THE DIFFERENCE

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