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	1/62 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price $939,000

Median sale price

Median price $920,000 Property Type Townhouse Suburb Ascot Vale

Period - From 28/03/2025 to 27/03/2026 Source Property Data

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	2/77 Epsom Rd ASCOT VALE 3032	$1,020,000	21/03/2026
2	154 Epsom Rd ASCOT VALE 3032	$978,000	14/03/2026
3	1 The Crescent ASCOT VALE 3032	$920,000	20/02/2026

OR

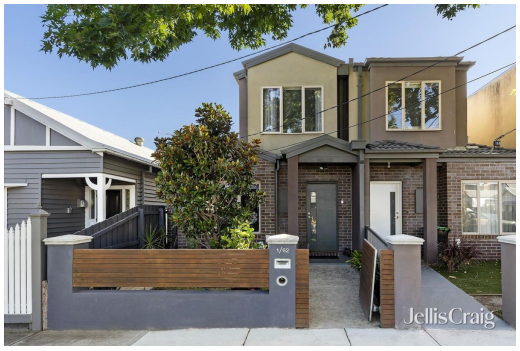
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/03/2026 23:10

1/62 Epsom Road, Ascot Vale Vic 3032

JellisCraig

Emma Hicks
8378 0500
0437112662
emmahicks@jelliscraig.com.au



3 2 1

Property Type: Townhouse (Single)

Indicative Selling Price
$939,000
Median Townhouse Price
28/03/2025 - 27/03/2026: $920,000

Agent Comments

3 bedroom Townhouse with inground pool. Two renovated bathrooms

Comparable Properties



2/77 Epsom Rd ASCOT VALE 3032 (REI)

3 2 2

Price: $1,020,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments

Similar location and accommodation. (one carspace)



154 Epsom Rd ASCOT VALE 3032 (REI)

3 2 2

Price: $978,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Agent Comments

Similar location and accommodation. (one carspace)



1 The Crescent ASCOT VALE 3032 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 20/02/2026
Property Type: Townhouse (Single)

Agent Comments

Similar location and accommodation. (one carspace)

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