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	1307/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Single price $360,000

Median sale price

Median price $410,000 Property Type Unit Suburb Flemington

Period - From 01/04/2025 to 31/03/2026 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	715/1 Ascot Vale Rd FLEMINGTON 3031	$370,000	20/03/2026
2	506/255 Racecourse Rd KENSINGTON 3031	$365,000	13/03/2026
3	1202/1 Ascot Vale Rd FLEMINGTON 3031	$390,000	13/03/2026

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: 13/04/2026 22:32

1307/1 Ascot Vale Road, Flemington Vic 3031

JellisCraig

Jerome Feery
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Indicative Selling Price
$360,000
Median Unit Price
Year ending March 2026: $410,000



1 1 1

Property Type: Apartment

Agent Comments

Spacious apartment with city views.

Comparable Properties



715/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments

1 bedroom unit positioned in the same building.



506/255 Racecourse Rd KENSINGTON 3031 (REI)

1 1 1

Price: $365,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments

Comparable accommodation and location.



1202/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments

1 bedroom positioned in the same building.

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