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	2/14 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $921,000 Property Type Townhouse Suburb Ascot Vale

Period - From 19/05/2025 to 18/05/2026 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	22/37 Ascot Vale Rd ASCOT VALE 3032	$570,000	12/05/2026
2	201/1 Munro St ASCOT VALE 3032	$620,000	02/05/2026
3	2/28 Sandown Rd ASCOT VALE 3032	$635,000	28/01/2026

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: 19/05/2026 11:11

2/14 Sandown Road, Ascot Vale Vic 3032

JellisCraig

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2 1 1

Property Type: Townhouse (Single)

Indicative Selling Price
$580,000 - $620,000
Median Townhouse Price
19/05/2025 - 18/05/2026: $921,000

Agent Comments

Two bedroom townhouse, one bathroom and one undercover carspace

Comparable Properties



22/37 Ascot Vale Rd ASCOT VALE 3032 (REI)

2 1 2

Price: $570,000
Method: Private Sale
Date: 12/05/2026
Property Type: Unit

Agent Comments

Similar accommodation (one more carspace) and location.



201/1 Munro St ASCOT VALE 3032 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 02/05/2026
Property Type: Apartment

Agent Comments

Similar accommodation (one more bathroom) and location.



2/28 Sandown Rd ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $635,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation and location.

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