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	19/37 ASCOT VALE ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
1812/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	$570,000	16-Jul-25
2/39-41 FLEMINGTON STREET TRAVANCORE VIC 3032	$615,000	03-May-25
102/72 ALTONA STREET KENSINGTON VIC 3031	$625,000	31-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 16 September 2025

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1812/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

2 2 1

Sold Price **$570,000** Sold Date **16-Jul-25**

Distance **0.36km**



2/39-41 FLEMINGTON STREET TRAVANCORE VIC 3032

2 1 1

Sold Price **$615,000** Sold Date **03-May-25**

Distance **1.19km**



102/72 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price RS **$625,000** Sold Date **31-Jul-25**

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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