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	4/28 Langs Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/10/2024 to 30/09/2025 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	15/4-12 Fisher Pde ASCOT VALE 3032	$922,000	08/09/2025
2	12 Morton La FLEMINGTON 3031	$915,000	15/07/2025
3	1/9 Sandown Rd ASCOT VALE 3032	$906,000	05/06/2025

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: 06/10/2025 14:56

4/28 Langs Road, Ascot Vale Vic 3032



3 1 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



15/4-12 Fisher Pde ASCOT VALE 3032 (REI)

3 2 2

Price: $922,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: Townhouse (Res)

Agent Comments



12 Morton La FLEMINGTON 3031 (REI/VG)

3 2 2

Price: $915,000
Method: Sold Before Auction
Date: 15/07/2025
Property Type: Townhouse (Res)
Land Size: 133 sqm approx

Agent Comments



1/9 Sandown Rd ASCOT VALE 3032 (REI/VG)

4 3 2

Price: $906,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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