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	52 Monash Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,365,000 Property Type House Suburb Ascot Vale

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	48 Charles St ASCOT VALE 3032	$1,400,000	23/04/2026
2	17 Elliott St ASCOT VALE 3032	$1,675,000	20/04/2026
3	15 Wisewould St FLEMINGTON 3031	$1,526,000	28/02/2026

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: 29/04/2026 14:17

52 Monash Street, Ascot Vale Vic 3032

JellisCraig

Simon Mason
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3 2 2

Property Type: House (Res)
Land Size: 491 sqm approx

Agent Comments

Renovated Californian Bungalow

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending March 2026: $1,365,000

Comparable Properties



48 Charles St ASCOT VALE 3032 (REI)

4 1 1

Price: $1,400,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: House
Land Size: 455 sqm approx

Agent Comments

Inferior land size and renovation



17 Elliott St ASCOT VALE 3032 (REI)

4 2 2

Price: $1,675,000
Method: Private Sale
Date: 20/04/2026
Property Type: House (Res)

Agent Comments

Comparable with pool. Slightly superior land size



15 Wisewould St FLEMINGTON 3031 (REI/VG)

3 2 -

Price: $1,526,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Smaller block, no parking, one less bedroom

REIV THE DIFFERENCE | propertydata.com.au

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