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	41 Hunt Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,790,000

Median sale price

Median price $1,297,500 Property Type House Suburb Ascot Vale

Period - From 01/01/2026 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	4 Tregunter St ASCOT VALE 3032	$1,790,000	22/05/2026
2	50 Eglinton St MOONEE PONDS 3039	$1,780,000	03/05/2026
3	18 Levien St ESSENDON 3040	$1,800,000	14/03/2026

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: 12/06/2026 11:32

41 Hunt Crescent, Ascot Vale Vic 3032

JellisCraig

Adam Hicks
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3 2 2

Property Type: House (Res)
Land Size: 496 sqm approx

Indicative Selling Price
$1,790,000
Median House Price
March quarter 2026: $1,297,500

Agent Comments

Modern three bedroom California Bungalow, two bathroom and two off street carparks. Pool.

Comparable Properties



4 Tregunter St ASCOT VALE 3032 (REI)

4 3 2

Price: $1,790,000
Method: Private Sale
Date: 22/05/2026
Property Type: House (Res)

Agent Comments

Similar accommodation and condition (one more bedroom, bathroom and carspace), inferior land size



50 Eglinton St MOONEE PONDS 3039 (REI)

3 2 4

Price: $1,780,000
Method: Private Sale
Date: 03/05/2026
Property Type: House

Agent Comments

Similar accommodation (1 more garage space) and condition inferior land size.



18 Levien St ESSENDON 3040 (REI/VG)

3 2 1

Price: $1,800,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments

Similar accommodation and condition (one less off street carpark), inferior land size

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