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	13 The Grove, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,275,000 & $1,375,000

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	1b Hudson St MOONEE PONDS 3039	$1,370,000	20/04/2026
2	9 Kirk St ASCOT VALE 3032	$1,285,000	04/04/2026
3	17 Sanctuary Wlk ASCOT VALE 3032	$1,350,000	18/03/2026

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: 24/04/2026 16:49

13 The Grove, Ascot Vale Vic 3032

JellisCraig

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3 2 2

Property Type: House (Res)
Land Size: 189 approx. sqm approx

Indicative Selling Price
$1,275,000 - $1,375,000
Median House Price
Year ending March 2026: $1,365,000

Agent Comments

Modern home with court yard in quiet (no through) street.

Comparable Properties



1b Hudson St MOONEE PONDS 3039 (REI)

4 2 2

Price: $1,370,000
Method: Sold Before Auction
Date: 20/04/2026
Property Type: House

Agent Comments

Comparable accommodation.



9 Kirk St ASCOT VALE 3032 (REI)

3 2 2

Price: $1,285,000
Method: Sold Before Auction
Date: 04/04/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation. Smaller overall footprint in an inferior location.



17 Sanctuary Wlk ASCOT VALE 3032 (REI)

4 3 2

Price: $1,350,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Townhouse (Res)

Agent Comments

Comparable accommodation. Lacking outdoor space.

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