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	2/79 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $520,000

Median sale price

Median price $580,500 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2025 to 30/06/2026 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	2/55 Dover St FLEMINGTON 3031	$540,000	04/07/2026
2	12/97-99 Epsom Rd ASCOT VALE 3032	$510,000	10/06/2026
3	2/19 Roxburgh St ASCOT VALE 3032	$520,000	18/05/2026

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: 18/08/2026 21:56

2/79 Walter Street, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

Ground floor apartment with generous courtyard.

Indicative Selling Price
$520,000
Median Unit Price
Year ending June 2026: $580,500

Comparable Properties



2/55 Dover St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 04/07/2026
Property Type: Apartment

Agent Comments

Further advanced, ground floor apartment offering a larger floorplan.



12/97-99 Epsom Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 10/06/2026
Rooms: 3
Property Type: Apartment

Agent Comments

Comparable accommodation. Inferior location and more dense complex.



2/19 Roxburgh St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $520,000
Method: Sold Before Auction
Date: 18/05/2026
Property Type: Apartment

Agent Comments

Comparable accommodation (lacking outdoor area). Superior location.

REIV THE DIFFERENCE

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