Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 326 Ascot Vale Road, Moonee Ponds Vic 3039

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	0	N/A	205

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $630,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $630,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,523,500 Property type: House Suburb: Moonee Ponds

Period: from 21/10/2025 to 20/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	77 Flemington St TRAVANCORE 3032		
Sale price	$631,000	Date of sale	28/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	1	N/A	188

Comparable property 2

Address	34 Pattison St MOONEE PONDS 3039		
Sale price	$700,000	Date of sale	16/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	2	N/A	361

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There aren't too many houses that sell in the current price guide in Moonee Ponds. Most single front homes that come onto the market have been renovated and this one is mostly in original condition. 30 Ascot Vale Road Flemington is asking $745,000 however it is on 337m2 with room for off street parking and we are on 205m2.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=03238ee2c82f46122a0f76beff2fa739

326 Ascot Vale Road, Moonee Ponds Vic 3039

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3 1 0

Property Type: House
Land Size: 205 sqm approx

Indicative Selling Price
$600,000 - $660,000
Median House Price
21/10/2025 - 20/10/2026: $1,523,500

Agent Comments

The third bedroom is a flexi room which is why I included 2-bedroom single fronts as comparable. Also being a main road location and no ROW can have an impact on what a buyer is prepared to pay. 324 Ascot Vale Road Moonee Ponds is also for sale and is a larger offering, they have a price range of $880,000 - $950,000. Been on the market for 43 days so far.

Comparable Properties



77 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Price: $631,000
Method: Sold Before Auction
Date: 28/09/2026
Property Type: House (Res)

Agent Comments

Property is in inferior condition however is positioned closer to the city. Brick facade like ours and we have an extra bedroom.



34 Pattison St MOONEE PONDS 3039 (REI)

2 1 2

Price: $700,000
Method: Private Sale
Date: 16/09/2026
Property Type: House
Land Size: 361 sqm approx

Agent Comments

Different faade being timber however does have an off street car space however ours does have an extra bedroom. The land size of 34 Pattison is much larger than ours.

There aren't too many houses that sell in the current price guide in Moonee Ponds. Most single front homes that come onto the market have been renovated and this one is mostly in original condition. 30 Ascot Vale Road Flemington is asking $745,000 however it is on 337m2 with room for off street parking and we are on 205m2.

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