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	21/30 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$345,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
114/26 LEONARD CRESCENT ASCOT VALE VIC 3032	$360,000	01-Nov-25
204/26 LEONARD CRESCENT ASCOT VALE VIC 3032	$351,000	02-Jul-25

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 6 months.

This Statement of Information was prepared on: 05 December 2025

OBrien Real Estate

Jason Mudford
M 0417 361 367
E jason.mudford@obrienrealestate.com.au



114/26 LEONARD CRESCENT ASCOT VALE VIC 3032

1 1 1

Sold Price RS **$360,000** Sold Date **01-Nov-25**

Distance **0.05km**



204/26 LEONARD CRESCENT ASCOT VALE VIC 3032

1 1 1

Sold Price **$351,000** Sold Date **02-Jul-25**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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