Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/10/2026

Property offered for sale

Address
Including suburb and postcode: 15 Brisbane Street, Ascot Vale Vic 3032

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	5	3	2	N/A	471

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 | or | Range between $2,350,000 & $2,550,000

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: N/A

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: $1,400,000 | Property type: House | Suburb: Ascot Vale

Period: from 30/10/2025 to 29/10/2026 | 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	20 Normanby St MOONEE PONDS 3039		
Sale price	$2,400,000	Date of sale	12/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	3	N/A	505

Comparable property 2

Address	26 Eltham St FLEMINGTON 3031		
Sale price	$2,600,000	Date of sale	22/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	N/A

Comparable property 3

Address	75 Market St KENSINGTON 3031		
Sale price	$2,500,000	Date of sale	19/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	2	1	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:

N/A

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	$2,400,000	Unconditional sale date	06/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=8054b29243659c02990f15991edbda3a

15 Brisbane Street, Ascot Vale Vic 3032

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5 3 2

Property Type: House
Land Size: 471 sqm approx

Indicative Selling Price
$2,350,000 - $2,550,000
Median House Price
30/10/2025 - 29/10/2026: $1,400,000

Agent Comments

Near new home with pool and pool house/home gym.

Comparable Properties



20 Normanby St MOONEE PONDS 3039 (REI)

4 3 3

Price: $2,400,000
Method: Sold Before Auction
Date: 12/09/2026
Property Type: House (Res)
Land Size: 505 sqm approx

Agent Comments

Slightly larger land. Older home with double storey renovation at the rear. Comparable accommodation.



26 Eltham St FLEMINGTON 3031 (REI)

5 3 2

Price: $2,600,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation. Older home on smaller land.



75 Market St KENSINGTON 3031 (REI)

5 2 1

Price: $2,500,000
Method: Sold Before Auction
Date: 19/08/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation. Inferior land size.

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