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	39 Regent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	151 St Leonards Rd ASCOT VALE 3032	$950,000	24/08/2024
2	11 Newton Pde MOONEE PONDS 3039	$951,000	04/06/2024
3	52 Francis St ASCOT VALE 3032	$970,000	23/05/2024

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: 04/10/2024 09:35

39 Regent Street, Ascot Vale Vic 3032

Jerome Feery
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2 1

Property Type: House

Agent Comments

Freestanding Edwardian home with ROW access.

Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending June 2024: $1,370,000

Comparable Properties



151 St Leonards Rd ASCOT VALE 3032 (REI)

3 2 -

Price: $950,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments

Comparable location, comparable interior, more accommodation.



11 Newton Pde MOONEE PONDS 3039 (REI/VG)

2 1 -

Price: $951,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: House (Res)
Land Size: 132 sqm approx

Agent Comments

Comparable location, comparable interior, comparable accommodation.



52 Francis St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $970,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: House (Res)
Land Size: 250 sqm approx

Agent Comments

Comparable location, comparable interior, comparable accommodation.

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