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	26 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $1,377,500 Property Type House Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	126 Epsom Rd ASCOT VALE 3032	$1,260,000	22/12/2023
2	1/85 Maribyrnong Rd ASCOT VALE 3032	$1,175,000	02/12/2023
3	117 Epsom Rd ASCOT VALE 3032	$1,127,000	09/04/2024

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: 02/05/2024 10:27

26 Ormond Road, Ascot Vale Vic 3032

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3 2 2

Property Type: House
Land Size: 306 approx. sqm approx

Indicative Selling Price
$1,190,000
Median House Price
Year ending March 2024: $1,377,500

Agent Comments

Updated home on generous allotment with attic space.

Comparable Properties



126 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

Comparable accommodation and land size.



1/85 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,175,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

Agent Comments

Comparable accommodation with large front yard also positioned on main road.



117 Epsom Rd ASCOT VALE 3032 (REI)

2 1 2

Price: $1,127,000
Method: Sold Before Auction
Date: 09/04/2024
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments

2 bedroom home on main road with 1 less bathroom and a less advanced offering. Superior land size.

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