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	16 Middle Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,368,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 to 31/12/2024 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	4 Middle St ASCOT VALE 3032	$1,300,000	15/12/2024
2	7 Percy St KENSINGTON 3031	$1,200,000	03/12/2024
3	62 Dutton La ASCOT VALE 3032	$1,280,000	30/11/2024

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: 31/01/2025 09:52

16 Middle Street, Ascot Vale Vic 3032

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Reproduction Terrace with 3 Light filled bedrooms/2 Living spaces/generous courtyard and double car garage.

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
Year ending December 2024: $1,368,000

Comparable Properties



4 Middle St ASCOT VALE 3032 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 15/12/2024
Property Type: House

Agent Comments

Close proximity and on the same street, same floorplan however in comparison to 16 Middle St. number 4 is larger internally overall.



7 Percy St KENSINGTON 3031 (REI)

3 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)

Agent Comments

Both reproduction terraces but Percy Street has one less bathroom and car space. Neighbouring suburb



62 Dutton La ASCOT VALE 3032 (REI/VG)

3 3 2

Price: $1,280,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 93 sqm approx

Agent Comments

Same suburb, similar accommodation but newer build and extra bathroom.

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