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	84 Munro Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/04/2024 to 31/03/2025 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	75 Vine St MOONEE PONDS 3039	$2,350,000	01/04/2025
2	32 Harold St ASCOT VALE 3032	$2,470,000	19/02/2025
3	4 Grace St MOONEE PONDS 3039	$2,280,000	19/11/2024

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: 15/04/2025 13:48

84 Munro Street, Ascot Vale Vic 3032

Jerome Feery
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3 2 2

Property Type: House

Agent Comments

High-spec three bedroom, two bathroom home.

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2025: $1,400,000

Comparable Properties



75 Vine St MOONEE PONDS 3039 (REI)

4 2 4

Price: $2,350,000
Method: Auction Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments

Comparable location, superior accommodation, inferior interior, superior parking, similar land, more parking.



32 Harold St ASCOT VALE 3032 (REI)

4 3 3

Price: $2,470,000
Method: Private Sale
Date: 19/02/2025
Property Type: House

Agent Comments

Comparable location, superior accommodation, similar interior, superior bathrooms, superior parking, superior land.



4 Grace St MOONEE PONDS 3039 (REI/VG)

4 4 4

Price: $2,280,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 286 sqm approx

Agent Comments

Comparable location, superior accommodation, superior bathroom, inferior interior, superior parking, less land, more parking.

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