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	lg05/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between $360,000 & $390,000

Median sale price

Median price $415,000 Property Type Unit Suburb Flemington

Period - From 01/10/2024 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	406/1 Ascot Vale Rd FLEMINGTON 3031	$372,500	27/02/2025
2	1809/1 Ascot Vale Rd FLEMINGTON 3031	$361,000	29/01/2025
3	101/85-87 Lambeth St KENSINGTON 3031	$400,000	23/12/2024

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: 19/03/2025 09:07

lg05/1 Ascot Vale Road, Flemington Vic 3031

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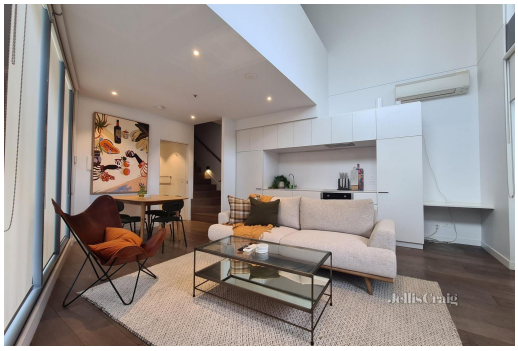

1 1 1

Property Type: Apartment

Agent Comments

1 bed, 1 bath, 1 car double story apartment

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
December quarter 2024: $415,000

Comparable Properties



406/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $372,500
Method: Private Sale
Date: 27/02/2025
Rooms: 4
Property Type: Apartment

Agent Comments

same accomodation, within the same complex, similar condition, smaller size



1809/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

1 1 1

Price: $361,000
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment

Agent Comments

same accomodation, within the same complex, similar condition, smaller size



101/85-87 Lambeth St KENSINGTON 3031 (REI)

1 1 -

Price: $400,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments

neighbouring suburb, similar condition, oversized one bedroom apartment, no car space

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