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	65 South Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	9 York St MOONEE PONDS 3039	$1,670,000	22/01/2025
2	43 South St ASCOT VALE 3032	$1,750,000	16/11/2024
3	20 Nairn Av ASCOT VALE 3032	$1,650,000	26/10/2024

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: 17/02/2025 12:09

65 South Street, Ascot Vale Vic 3032

Jerome Feery
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4 3 2

Property Type: House

Agent Comments

Spacious 4 bedroom, 3 bathroom 70s built home.

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending December 2024: $1,368,000

Comparable Properties



9 York St MOONEE PONDS 3039 (REI)

3 1 5

Price: $1,670,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 630 sqm approx

Agent Comments

Comparable location, superior home, less accommodation, similar land size.



43 South St ASCOT VALE 3032 (REI/VG)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

Comparable location, similar home, similar accommodation, larger land size.



20 Nairn Av ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $1,650,000
Method: Sold Before Auction
Date: 26/10/2024
Property Type: House
Land Size: 786 sqm approx

Agent Comments

Superior location, similar home, less accommodation, larger land size.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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