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	3/34-40 Fisher Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price $650,000

Median sale price

Median price $540,750 Property Type Unit 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	31/14 Horizon Dr MARIBYRNONG 3032	$632,500	07/01/2025
2	403/60 Edgewater Blvd MARIBYRNONG 3032	$560,000	21/12/2024
3	316/55 Cumberland Dr MARIBYRNONG 3032	$645,000	27/11/2024

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: 04/04/2025 13:51

3/34-40 Fisher Parade, Ascot Vale Vic 3032

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

2 bedroom, 1 bathroom apartment.

Indicative Selling Price
$650,000
Median Unit Price
Year ending March 2025: $540,750

Comparable Properties



31/14 Horizon Dr MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $632,500
Method: Private Sale
Date: 07/01/2025
Property Type: Townhouse (Single)

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior.



403/60 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $560,000
Method: Private Sale
Date: 21/12/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior.



316/55 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

2 2 2

Price: $645,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior.

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