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	2/37 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $920,000 & $990,000

Median sale price

Median price $890,000 Property Type Townhouse Suburb Ascot Vale

Period - From 07/03/2024 to 06/03/2025 Source Property Data

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	1/20 Park St MOONEE PONDS 3039	$1,065,000	26/02/2025
2	13 Newsom St ASCOT VALE 3032	$875,000	14/02/2025
3	2/33 Sandown Rd ASCOT VALE 3032	$925,000	07/12/2024

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: 07/03/2025 09:05

2/37 Epsom Road, Ascot Vale Vic 3032

Jerome Feery
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3 2 2

Property Type: Townhouse (Single)

Agent Comments

3 Bedroom, 2 Bathroom townhouse.

Indicative Selling Price
$920,000 - $990,000
Median Townhouse Price
07/03/2024 - 06/03/2025: $890,000

Comparable Properties



1/20 Park St MOONEE PONDS 3039 (REI)

2 2 2

Price: $1,065,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Townhouse (Single)

Agent Comments

Superior location, less accommodation, similar interior, more parking.



13 Newsom St ASCOT VALE 3032 (REI)

2 2 1

Price: $875,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Townhouse (Single)

Agent Comments

Comparable location, less accommodation, inferior interior, less parking.



2/33 Sandown Rd ASCOT VALE 3032 (REI/VG)

3 2 1

Price: $925,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, less parking.

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