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	130 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	173 Maribyrnong Rd ASCOT VALE 3032	$1,470,000	22/02/2025
2	105 Athol St MOONEE PONDS 3039	$1,475,000	18/12/2024
3	134 Holmes Rd MOONEE PONDS 3039	$1,470,500	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: 25/03/2025 10:20

130 Epsom Road, Ascot Vale Vic 3032

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3 2 1

Property Type: House

Agent Comments

3 bedroom, 2 bathroom home.

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2024: $1,368,000

Comparable Properties



173 Maribyrnong Rd ASCOT VALE 3032 (REI)

4 1 2

Price: $1,470,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

Inferior location, more accommodation, one less bathroom, similar interior, similar parking, superior land holding.



105 Athol St MOONEE PONDS 3039 (REI/VG)

3 1 -

Price: $1,475,000
Method: Auction Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 405 sqm approx

Agent Comments

Superior location, less accommodation, one less bathroom, similar interior, no parking, superior land holding.



134 Holmes Rd MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,470,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments

Superior location, similar accommodation, similar interior, similar parking, similar land holding.

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