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	7 West Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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 Marwick St FLEMINGTON 3031	$1,080,500	15/03/2025
2	30 Roxburgh St ASCOT VALE 3032	$1,000,000	03/03/2025
3	1/28 Kipling St MOONEE PONDS 3039	$1,107,500	22/02/2025

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: 02/04/2025 12:10

7 West Street, Ascot Vale Vic 3032

Carmel Morganti
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3 1 1

Property Type: House

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,368,000

Agent Comments

Neat 3 Bedroom clinker brick property is renovated Kitchen and bathroom and outdoor entertaining deck.

Comparable Properties



9 Marwick St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,080,500
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments

Double Front period but on bigger land but unrenovated and no parking.



30 Roxburgh St ASCOT VALE 3032 (REI)

3 2 1

Price: $1,000,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House

Agent Comments

Comparable accommodation with an extra bathroom but on smaller land, more stairs in a busy location.



1/28 Kipling St MOONEE PONDS 3039 (REI/VG)

3 1 3

Price: $1,107,500
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Land Size: 480 sqm approx

Agent Comments

Comparable accommodation with extra car space but not as renovated.

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