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	3/1A Regent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $800,000 & $860,000

Median sale price

Median price $520,000 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2024 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	2/79 Lambeth St KENSINGTON 3031	$835,000	03/02/2025
2	4 Doncaster St ASCOT VALE 3032	$875,000	30/11/2024
3	2/175 Kent St ASCOT VALE 3032	$845,000	05/10/2024

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: 31/03/2025 14:41

3/1A Regent Street, Ascot Vale Vic 3032

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3 2 2

Property Type: Townhouse (Single)

Indicative Selling Price
$800,000 - $860,000
Median Unit Price
December quarter 2024: $520,000

Agent Comments

Triple storey 3 bedroom, 2 bedroom modern townhouse with double garage

Comparable Properties



2/79 Lambeth St KENSINGTON 3031 (REI/VG)

3 2 1

Price: $835,000
Method: Private Sale
Date: 03/02/2025
Property Type: Townhouse (Single)

Agent Comments

Similar condition with inferior garage space.



4 Doncaster St ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $875,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

Agent Comments

Similar charactertics and condition.



2/175 Kent St ASCOT VALE 3032 (REI)

3 2 1

Price: $845,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 151 sqm approx

Agent Comments

inferior condition and floorplan, close proximity

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