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	54 Langs Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/10/2024 to 30/09/2025 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	42 Epsom Rd ASCOT VALE 3032	$1,236,000	15/10/2025
2	2 John St FLEMINGTON 3031	$1,204,600	01/09/2025
3	147 St Leonards Rd ASCOT VALE 3032	$1,280,000	26/07/2025

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: 03/12/2025 10:24

54 Langs Road, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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3 1 2

Property Type: House
Land Size: 562 approx sqm approx

Agent Comments

Original Californian Bungalow

Indicative Selling Price
$1,250,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



42 Epsom Rd ASCOT VALE 3032 (REI)

3 1 2

Price: $1,236,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 564 sqm approx

Agent Comments

Comparable accommodation and land size. Both positioned in similar locations.



2 John St FLEMINGTON 3031 (REI/VG)

3 1 1

Price: $1,204,600
Method: Sold Before Auction
Date: 01/09/2025
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments

Inferior land size + off street parking accommodation. Superior location. Similar accommodation throughout.



147 St Leonards Rd ASCOT VALE 3032 (REI/VG)

3 1 1

Price: $1,280,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments

Similar accommodation. Also an original home. Positioned on inferior land however in a superior location.

REIV THE DIFFERENCE | propertydata.com.au

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