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<br>Including suburb and postcode | 8 Station Avenue, 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 $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/04/2024 to 31/03/2025 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 | 10 Station Av ASCOT VALE 3032 | $1,120,000 | 31/03/2025 |
| 2 | 17 Farnham St FLEMINGTON 3031 | $1,022,000 | 06/02/2025 |
| 3 | 19 Pridham St KENSINGTON 3031 | $1,005,000 | 20/01/2025 |

**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: 14/04/2025 11:15

# 8 Station Avenue, Ascot Vale Vic 3032

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2 1 1

**Property Type:** House (Res)
**Land Size:** 175 sqm approx

Agent Comments

Two bedroom updated single front

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
Year ending March 2025: $1,400,000

## Comparable Properties



**10 Station Av ASCOT VALE 3032 (REI)**

3 2 1

**Price:** $1,120,000
**Method:** Private Sale
**Date:** 31/03/2025
**Property Type:** House

Agent Comments

Same street, more accommodation, same location



**17 Farnham St FLEMINGTON 3031 (REI/VG)**

2 1 -

**Price:** $1,022,000
**Method:** Auction Sale
**Date:** 06/02/2025
**Property Type:** House (Res)
**Land Size:** 128 sqm approx

Agent Comments

Neighbouring suburb, same accommodation



**19 Pridham St KENSINGTON 3031 (REI/VG)**

2 1 1

**Price:** $1,005,000
**Method:** Auction Sale
**Date:** 20/01/2025
**Property Type:** House (Res)
**Land Size:** 173 sqm approx

Agent Comments

Same accommodation, neighbouring suburb



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