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	24/17 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $405,000 Property Type Unit Suburb Flemington

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	10/17-19 Ascot Vale Rd FLEMINGTON 3031	$450,000	25/03/2025
2	6/30 Ormond Rd ASCOT VALE 3032	$480,000	16/03/2025
3	9/42 The Parade ASCOT VALE 3032	$445,000	06/03/2025

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 16:38

24/17 Ascot Vale Road, Flemington Vic 3031

Carmel Morganti
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2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Very Large Top Floor Apartment close to public transport with two balconies

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
Year ending December 2024: $405,000

Comparable Properties



10/17-19 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 1 1

Price: $450,000
Method: Auction Sale
Date: 25/03/2025
Property Type: Apartment

Agent Comments

Same complex not as renovated and only one car space.



6/30 Ormond Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 16/03/2025
Rooms: 3
Property Type: Flat

Agent Comments

Comparable and busy thoroughfare but one less car space



9/42 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $445,000
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment

Agent Comments

Smaller internally, newer build, better location but only one car space

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