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	209/1 Langs Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $527,500 Property Type Unit 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	102/20 Leonard Cr ASCOT VALE 3032	$542,500	11/02/2025
2	3/12 Leonard Cr ASCOT VALE 3032	$522,000	07/02/2025
3	15/26 Leonard Cr ASCOT VALE 3032	$490,000	19/11/2024

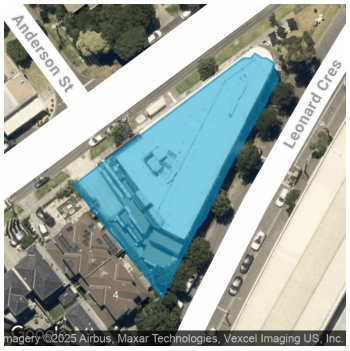
OR

~~**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: 24/03/2025 09:37

209/1 Langs Road, Ascot Vale Vic 3032

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2 2 1

Property Type: Unit

Agent Comments

2 Bedroom, 2 bathroom apartment located on the top floor with 180 degree views of the CBD.

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
Year ending December 2024: $527,500

Comparable Properties



102/20 Leonard Cr ASCOT VALE 3032 (REI)

2 2 1

Price: $542,500
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior, larger interior size.



3/12 Leonard Cr ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $522,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior, comparable interior size.



15/26 Leonard Cr ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $490,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior, larger interior size.

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