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	6/27 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $920,500 Property Type Townhouse Suburb Ascot Vale

Period - From 07/05/2024 to 06/05/2025 Source Property Data

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	16 Birch La KENSINGTON 3031	$715,000	24/12/2024
2	42 Woodruff St KENSINGTON 3031	$730,000	20/11/2024
3	4/225-227 Maribyrnong Rd ASCOT VALE 3032	$642,000	12/11/2024

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: 07/05/2025 09:21

6/27 Sandown Road, Ascot Vale Vic 3032

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



2 2 2

Property Type: Townhouse

Agent Comments

Two-bedrooms, two bathrooms, 2 car garage townhouse.

Indicative Selling Price
$680,000 - $730,000
Median Townhouse Price
07/05/2024 - 06/05/2025: $920,500

Comparable Properties



16 Birch La KENSINGTON 3031 (REI/VG)

2 1 1

Price: $715,000
Method: Private Sale
Date: 24/12/2024
Property Type: Townhouse (Single)
Land Size: 138 sqm approx

Agent Comments

Inferior location, similar accommodation, less bathrooms, inferior interior one less bathroom.



42 Woodruff St KENSINGTON 3031 (REI/VG)

2 1 2

Price: $730,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Townhouse (Res)
Land Size: 101 sqm approx

Agent Comments

Inferior location, similar accommodation, less bathrooms, inferior interior one less bathroom, similar parking.



4/225-227 Maribyrnong Rd ASCOT VALE 3032 (REI)

2 2 1

Price: $642,000
Method: Private Sale
Date: 12/11/2024
Property Type: Townhouse (Single)

Agent Comments

Inferior location, similar accommodation, inferior interior one less parking,

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.