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	3/8 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $870,000 & $895,000

Median sale price

Median price $916,000 Property Type Townhouse Suburb Ascot Vale

Period - From 13/05/2024 to 12/05/2025 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	13 Newsom St ASCOT VALE 3032	$875,000	14/02/2025
2	2/33 Sandown Rd ASCOT VALE 3032	$925,000	07/12/2024
3	4 Doncaster St ASCOT VALE 3032	$875,000	30/11/2024

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: 13/05/2025 10:53

3/8 Walter Street, Ascot Vale Vic 3032

Jerome Feery
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2 2 1

Property Type: Townhouse

Agent Comments

2 bedroom, 2 bathroom rear townhouse.

Indicative Selling Price
$870,000 - $895,000
Median Townhouse Price
13/05/2024 - 12/05/2025: $916,000

Comparable Properties



13 Newsom St ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $875,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Townhouse (Single)

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



2/33 Sandown Rd ASCOT VALE 3032 (REI/VG)

3 2 1

Price: $925,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable location, more accommodation, superior interior, similar parking.



4 Doncaster St ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $875,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 132 sqm approx

Agent Comments

Comparable location, more accommodation, superior interior, more parking.

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