

B108/22-26 Leonard Crescent, Ascot Vale VIC 3032



2 Bed 2 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$475,000
Median House Price
 March quarter 2025: \$543,750

Comparable Properties



6/20 Leonard Crescent, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath - Car
Price: \$500,000
Method: Sale
Date: 01/04/2025
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Same location, same floor plan, had courtyard



10/17-19 Ascot Vale Road, Flemington 3031 (REI)

2 Bed 1 Bath 1 Car
Price: \$450,000
Method: Auction Sale
Date: 25/03/2025
Property Type: Apartment
Agent Comments: Inferior building with big OC issues and inferior presentation



304/8 Burrowes Street, Ascot Vale 3032 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$495,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment
Agent Comments: Superior location, superior size, comparable finishes

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

B108/22-26 Leonard Crescent, Ascot Vale VIC 3032
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Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$543,750

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2025

to

31/03/2025

Source

REIV

Comparable property sales

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
6/20 Leonard Crescent, Ascot Vale 3032	\$500,000	01/04/2025
10/17-19 Ascot Vale Road, Flemington 3031	\$450,000	25/03/2025
304/8 Burrowes Street, Ascot Vale 3032	\$495,000	24/12/2024

This Statement of Information was prepared on:

21/05/2025 11:06
