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	1 Brunton Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,875,000 & $1,975,000

Median sale price

Median price $1,532,500 Property Type House Suburb Ascot Vale

Period - From 01/01/2025 to 31/03/2025 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	105 Holmes Rd MOONEE PONDS 3039	$1,960,000	12/04/2025
2	91 Fenton St ASCOT VALE 3032	$1,985,000	04/03/2025
3	65 South St ASCOT VALE 3032	$1,830,000	03/03/2025

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: 20/05/2025 15:43

1 Brunton Street, Ascot Vale Vic 3032

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5 2 3

Property Type: House

Agent Comments

5 bedrooms, 2 bathroom and 3 cars off street

Indicative Selling Price
$1,875,000 - $1,975,000
Median House Price
March quarter 2025: $1,532,500

Comparable Properties



105 Holmes Rd MOONEE PONDS 3039 (REI)

5 2 2

Price: $1,960,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

Same accommodation and similar land size, weatherboard house



91 Fenton St ASCOT VALE 3032 (REI)

4 2 2

Price: $1,985,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 623 sqm approx

Agent Comments

Similar accommodation (one less bedroom) and superior land size, weatherboard house and pool



65 South St ASCOT VALE 3032 (REI)

4 3 2

Price: $1,830,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

Similar accommodation (one less bedroom and one extra bathroom) and superior land size

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