102/1 Langs Road, Ascot Vale VIC 3032



2 Bed 2 Bath 1 Car
Property Type: Property Type: Flat/Unit/Apartment (Res)
Indicative Selling Price
$475,000
Median House Price
March quarter 2025: $543,750

Comparable Properties



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: Comparable location, comparable presentation, superior size



16/22 Leonard Crescent, Ascot Vale 3032 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $470,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment
Agent Comments: Comparable size, comparable location, comparable finishes



15/26 Leonard Crescent, Ascot Vale 3032 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $490,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment
Agent Comments: Comparable size, comparable location, 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: 102/1 Langs Road, Ascot Vale VIC 3032

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
304/8 Burrowes Street, Ascot Vale 3032	$495,000	24/12/2024
16/22 Leonard Crescent, Ascot Vale 3032	$470,000	20/12/2024
15/26 Leonard Crescent, Ascot Vale 3032	$490,000	19/11/2024

This Statement of Information was prepared on: 30/05/2025

This guide must not be taken as legal advice.