44 Epsom Road, Ascot Vale Vic 3032



3 Bed 1 Bath - Car
Property Type: House
Indicative Selling Price
$775,000
Median House Price
March quarter 2025: $1,532,500

Comparable Properties



64 Ascot Vale Road, FLEMINGTON 3031 (REI/VG)

3 Bed 1 Bath - Car
Price: $780,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Agent Comments: Comparable location, superior presentation, comparable size

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	44 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price	$775,000

Median sale price

Median price	$1,532,500	House	x	Suburb	Ascot Vale
Period - From	01/01/2025	to	31/03/2025	Source	REIV

Comparable property sales

Address of comparable property	Price	Date of sale
64 Ascot Vale Road, FLEMINGTON 3031	$780,000	01/03/2025

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: 03/06/2025 10:32