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	74 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 17/06/2024 to 16/06/2025 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	14 Newton Pde MOONEE PONDS 3039	$886,000	24/05/2025
2	127 Waverley St MOONEE PONDS 3039	$850,000	26/03/2025
3	173 Ascot Vale Rd ASCOT VALE 3032	$850,000	25/03/2025

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: 17/06/2025 12:03

74 Maribyrnong Road, Ascot Vale Vic 3032

Jerome Feery
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3 1 2

Property Type: house

Agent Comments

3 Bedroom, 1 bathroom home.

Indicative Selling Price
$800,000 - $880,000
Median House Price
17/06/2024 - 16/06/2025: $1,370,000

Comparable Properties



14 Newton Pde MOONEE PONDS 3039 (REI)

3 1 -

Price: $886,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, inferior interior inferior land size, less parking,



127 Waverley St MOONEE PONDS 3039 (REI/VG)

2 1 3

Price: $850,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Comparable location, less accommodation, inferior interior superior land size, more parking,



173 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

3 1 2

Price: $850,000
Method: Sold Before Auction
Date: 25/03/2025
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

Comparable location, similar accommodation, inferior interior superior land size, similar parking,

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