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	1/22 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
6/26 LEONARD CRESCENT ASCOT VALE VIC 3032	$608,000	02-Jul-25
39/30 LEONARD CRESCENT ASCOT VALE VIC 3032	$460,000	10-Sep-25
113/8 BURROWES STREET ASCOT VALE VIC 3032	$520,000	03-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 October 2025

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6/26 LEONARD CRESCENT ASCOT VALE VIC 3032

2 2 1

Sold Price **$608,000** Sold Date **02-Jul-25**

Distance **0km**



39/30 LEONARD CRESCENT ASCOT VALE VIC 3032

2 2 1

Sold Price RS **$460,000** Sold Date **10-Sep-25**

Distance **0.05km**



113/8 BURROWES STREET ASCOT VALE VIC 3032

2 2 1

Sold Price **$520,000** Sold Date **03-Jun-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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