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	121 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2024 to 30/06/2025 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	68 Ascot Vale Rd FLEMINGTON 3031	$755,000	12/07/2025
2	44 Epsom Rd ASCOT VALE 3032	$765,000	11/06/2025
3	64 Ascot Vale Rd FLEMINGTON 3031	$780,000	01/03/2025

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: 05/08/2025 09:36

121 The Parade, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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2 1

Property Type: House (Previously Occupied - Detached)

Agent Comments

2 bedroom, 1 bathroom home.

Indicative Selling Price
$770,000 - $840,000
Median House Price
Year ending June 2025: $1,400,000

Comparable Properties



68 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 1 -

Price: $755,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 211 sqm approx

Agent Comments

Inferior location, similar accommodation, inferior land size, superior interior.



44 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 1 -

Price: $765,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 219 sqm approx

Agent Comments

Similar location, more accommodation, superior interior, inferior land size.



64 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $780,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Land Size: 211 sqm approx

Agent Comments

Inferior location, more accommodation, inferior land size, similar interior.

REIV THE DIFFERENCE | propertydata.com.au

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