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	47 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

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

Period - From 01/04/2025 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	10 Wolseley Pde KENSINGTON 3031	$1,520,000	28/06/2025
2	1 Eglinton St MOONEE PONDS 3039	$1,485,000	10/05/2025
3	7 Gordon Cr KENSINGTON 3031	$1,550,000	03/03/2025

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: 07/08/2025 11:02

47 Kent Street, Ascot Vale Vic 3032

JellisCraig

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Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2025: $1,400,000



3 2 1

Property Type: House

Agent Comments

3 bedroom house, 2 bathroom, 1 carspace

Comparable Properties



10 Wolseley Pde KENSINGTON 3031 (REI)

3 1 1

Price: $1,520,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Similar accommodation and inferior land size



1 Eglinton St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,485,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)

Agent Comments

Similar accommodation and land size and inferior interior



7 Gordon Cr KENSINGTON 3031 (REI/VG)

3 1 -

Price: $1,550,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments

Similar accommodation and interior and inferior land size

REIV THE DIFFERENCE | propertydata.com.au

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