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	15/4-12 Fisher Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $900,000 Property Type Townhouse Suburb Ascot Vale

Period - From 14/08/2024 to 13/08/2025 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	10 Enclave Av ASCOT VALE 3032	$825,000	05/07/2025
2	1/160 Epsom Rd ASCOT VALE 3032	$895,000	30/06/2025
3	7 Hillsdale Av MARIBYRNONG 3032	$911,000	15/03/2025

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: 14/08/2025 14:56

15/4-12 Fisher Parade, Ascot Vale Vic 3032

JellisCraig

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3 2 2

Property Type: Townhouse

Agent Comments

3 bedroom, 2 bathroom home.

Indicative Selling Price
$850,000 - $900,000
Median Townhouse Price
14/08/2024 - 13/08/2025: $900,000

Comparable Properties



10 Enclave Av ASCOT VALE 3032 (REI)

2 2 2

Price: $825,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments

Superior location, less accommodation, similar interior, similar parking.



1/160 Epsom Rd ASCOT VALE 3032 (REI)

3 2 1

Price: $895,000
Method: Private Sale
Date: 30/06/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation, similar interior, less parking.



7 Hillsdale Av MARIBYRNONG 3032 (REI/VG)

3 2 1

Price: $911,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation, similar interior, less parking.

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