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	111 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	12c Station Av ASCOT VALE 3032	$1,180,000	13/09/2025
2	30 Stanford St ASCOT VALE 3032	$1,180,000	23/06/2025
3	30 Archer Av ASCOT VALE 3032	$1,180,000	28/05/2025

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: 08/10/2025 08:25

111 Union Road, Ascot Vale Vic 3032

JellisCraig

Carmel Morganti
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3 2 2

Property Type: House

Agent Comments

Luxe Modern Tri-level property in a prime location in Ascot Vale

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



12c Station Av ASCOT VALE 3032 (REI)

3 2 1

Price: $1,180,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments

Comparable accommodation and size but inferior location and lower spec with one less car space



30 Stanford St ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 214 sqm approx

Agent Comments

Comparable a larger internal but not as renovated or near public transport.



30 Archer Av ASCOT VALE 3032 (VG)

3 - -

Price: $1,180,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 192 sqm approx

Agent Comments

Comparable and larger internal but not as renovated and not near public transport.

REIV THE DIFFERENCE

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