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	55 North Street, Ascot Vale Vic 3032

Indicative selling price

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

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

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	10 Filson St ASCOT VALE 3032	$1,060,000	02/07/2025
2	58 Dean St MOONEE PONDS 3039	$1,000,000	02/06/2025
3	36 Bank St ASCOT VALE 3032	$1,039,500	31/05/2025

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: 08/08/2025 11:19

55 North Street, Ascot Vale Vic 3032

JellisCraig

Adam Hicks
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2 1 1

Property Type: House - Terrace
Land Size: 190 sqm approx

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

Agent Comments

Two Bedroom house, one bathroom, one car off street

Comparable Properties



10 Filson St ASCOT VALE 3032 (REI/VG)

2 2 -

Price: $1,060,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 165 sqm approx

Agent Comments

Similar accommodation and condition, close proximity



58 Dean St MOONEE PONDS 3039 (REI/VG)

2 1 2

Price: $1,000,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments

Similar accommodation, inferior location



36 Bank St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $1,039,500
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 178 sqm approx

Agent Comments

Similar accommodation and condition, close proximity

REIV THE DIFFERENCE | propertydata.com.au

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