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	10/123 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $440,000 & $470,000

Median sale price

Median price $539,000 Property Type Unit 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	6/77 Walter St ASCOT VALE 3032	$460,000	01/08/2025
2	7/90-94 Dover St FLEMINGTON 3031	$470,000	26/07/2025
3	8/157 St Leonards Rd ASCOT VALE 3032	$476,000	07/06/2025

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: 29/09/2025 08:57

10/123 Epsom Road, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

2 bedroom, 1 bathroom apartment,

Indicative Selling Price
$440,000 - $470,000
Median Unit Price
Year ending June 2025: $539,000

Comparable Properties



6/77 Walter St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment

Agent Comments

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



7/90-94 Dover St FLEMINGTON 3031 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 26/07/2025
Property Type: Apartment

Agent Comments

Inferior location, similar accommodation, similar interior, similar parking.



8/157 St Leonards Rd ASCOT VALE 3032 (VG)

2 - -

Price: $476,000
Method: Sale
Date: 07/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

REIV THE DIFFERENCE

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