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	165 Epsom Road, Flemington Vic 3031

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,202,300 Property Type House Suburb Flemington

Period - From 01/07/2025 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	19 Retreat Dr ASCOT VALE 3032	$2,100,000	12/09/2025
2	20 Sanctuary Way ASCOT VALE 3032	$2,275,000	02/08/2025
3	276 Ascot Vale Rd ASCOT VALE 3032	$2,200,000	26/05/2025

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: 06/10/2025 18:18

165 Epsom Road, Flemington Vic 3031

JellisCraig

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 598 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2025: $1,202,300

Agent Comments

165 Epsom Road is a unique offering as Flemington rarely has modern homes come up for sale. This is why we have taken into consideration sales that have occurred within 1km of our property in neighbouring suburbs.

Comparable Properties



19 Retreat Dr ASCOT VALE 3032 (REI)

4 2 2

Price: $2,100,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)

Agent Comments

Modern corner home with similar features in the neighbouring suburb that sold within our price range



20 Sanctuary Way ASCOT VALE 3032 (REI)

4 2 2

Price: $2,275,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)

Agent Comments

Modern home with similar features and fittings. Also a similar size sold in neighbouring suburb.



276 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

3 2 4

Price: $2,200,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 737 sqm approx

Agent Comments

Property has similar features to 165 Epsom Road, is also a corner property on a main road like 165 Epsom Road in a neighbouring suburb.

REIV THE DIFFERENCE | propertydata.com.au

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