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	89 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	146 St Leonards Rd ASCOT VALE 3032	$1,380,000	20/09/2025
2	1 Sydney St ASCOT VALE 3032	$1,260,000	06/09/2025
3	39 Charles St ASCOT VALE 3032	$1,290,000	01/09/2025

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: 09/10/2025 09:45

89 Francis Street, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au



3 1 2

Property Type: House

Agent Comments

3 bedroom, 1 bathroom updated home.

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



146 St Leonards Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $1,380,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 384 sqm approx

Agent Comments

Superior location, less accommodation, original interior, superior land.



1 Sydney St ASCOT VALE 3032 (REI)

3 1 -

Price: $1,260,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments

Inferior location, comparable accommodation, inferior interior, superior land.



39 Charles St ASCOT VALE 3032 (REI)

3 1 1

Price: $1,290,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: House (Res)
Land Size: 305 sqm approx

Agent Comments

Similar location, comparable accommodation, similar interior, superior land.

REIV THE DIFFERENCE | propertydata.com.au

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