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<br>Including suburb and postcode | 231 Maribyrnong Road, Ascot Vale Vic 3032 |

## Indicative selling price

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

Single price $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 | 42 Epsom Rd ASCOT VALE 3032 | $1,236,000 | 15/10/2025 |
| 2 | 130 Ascot Vale Rd FLEMINGTON 3031 | $1,190,000 | 10/09/2025 |
| 3 | | | |

**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: 10/11/2025 09:24

# 231 Maribyrnong Road, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
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3 1 4

**Property Type:** House

Agent Comments

Single front 3 bedroom home.

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

## Comparable Properties



**42 Epsom Rd ASCOT VALE 3032 (REI)**

3 1 2

**Price:** $1,236,000
**Method:** Private Sale
**Date:** 15/10/2025
**Property Type:** House
**Land Size:** 564 sqm approx

Agent Comments



**130 Ascot Vale Rd FLEMINGTON 3031 (REI)**

3 1 -

**Price:** $1,190,000
**Method:** Auction Sale
**Date:** 10/09/2025
**Property Type:** House (Res)

Agent Comments

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.



REIV THE DIFFERENCE

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