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	136a Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $540,000 Property Type Unit 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	19/37 Ascot Vale Rd ASCOT VALE 3032	$625,000	08/10/2025
2	107/9 Shuter St MOONEE PONDS 3039	$655,000	01/09/2025
3	205/9 Shuter St MOONEE PONDS 3039	$653,500	16/07/2025

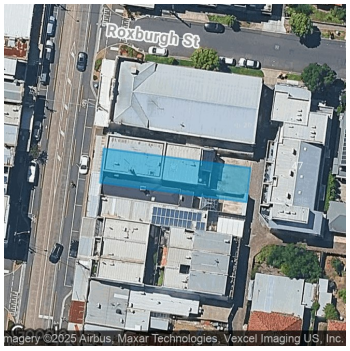
OR

~~**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: 31/10/2025 08:42

136a Union Road, Ascot Vale Vic 3032

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

Top floor Apartment with open plan living.

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending September 2025: $540,000

Comparable Properties



19/37 Ascot Vale Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $625,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Agent Comments

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



107/9 Shuter St MOONEE PONDS 3039 (REI)

2 2 1

Price: $655,000
Method: Private Sale
Date: 01/09/2025
Property Type: Apartment

Agent Comments

Similar location, more accommodation, extra bathroom, similar interior, similar parking.



205/9 Shuter St MOONEE PONDS 3039 (REI/VG)

2 2 2

Price: $653,500
Method: Private Sale
Date: 16/07/2025
Property Type: Unit

Agent Comments

Similar location, more accommodation, extra bathroom, similar interior, extra parking.

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