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	46 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $1,367,500 Property Type House Suburb Ascot Vale

Period - From 20/10/2024 to 19/10/2025 Source Property Data

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	102a Epsom Rd ASCOT VALE 3032	$816,000	28/08/2025
2	1/160 Epsom Rd ASCOT VALE 3032	$895,000	30/06/2025
3	3/8 Walter St ASCOT VALE 3032	$895,000	24/05/2025

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: 20/10/2025 09:41

46 Epsom Road, Ascot Vale Vic 3032

JellisCraig

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3 2 3

Property Type: Townhouse

Agent Comments

Street facing town home, located less than 8 Kms (approx) to the CBD.

Indicative Selling Price
$820,000 - $880,000
Median House Price
20/10/2024 - 19/10/2025: $1,367,500

Comparable Properties



102a Epsom Rd ASCOT VALE 3032 (REI)

3 2 1

Price: $816,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Single)

Agent Comments

Comparable location, similar accommodation, inferior interior, less parking.



1/160 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 1

Price: $895,000
Method: Private Sale
Date: 30/06/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, less parking.



3/8 Walter St ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $895,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable location, less accommodation, similar interior, less parking.

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