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	79 South Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,270,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

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	40 Bangalore St KENSINGTON 3031	$1,210,000	16/09/2025
2	1 Sydney St ASCOT VALE 3032	$1,260,000	06/09/2025
3	4 South St ASCOT VALE 3032	$1,228,888	12/07/2025

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: 08/10/2025 11:41

79 South Street, Ascot Vale Vic 3032

JellisCraig

Kieran Moloney
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3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 254 sqm approx

Indicative Selling Price
$1,270,000
Median House Price
September quarter 2025: $1,370,000

Agent Comments

Renovated single front offering 3 bed,1 bath, good size backyard and laneway access.

Comparable Properties



40 Bangalore St KENSINGTON 3031 (REI/VG)

3 1 1

Price: $1,210,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 243 sqm approx

Agent Comments

Similar size weatherboard home.



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

Similar size & same accommodation.



4 South St ASCOT VALE 3032 (REI)

3 1 2

Price: $1,228,888
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Offers a garage but home is in more original condition.

REIV THE DIFFERENCE | propertydata.com.au

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