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	4/22 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
1/22 LEONARD CRESCENT ASCOT VALE VIC 3032	$545,000	25-Oct-25
106/26 LEONARD CRESCENT ASCOT VALE VIC 3032	$540,000	18-Oct-25
6/26 LEONARD CRESCENT ASCOT VALE VIC 3032	$608,000	02-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 10 November 2025

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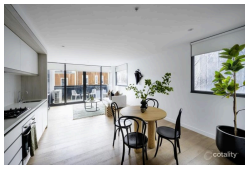


1/22 LEONARD CRESCENT ASCOT VALE VIC 3032

2 2 1

Sold Price RS $545,000 Sold Date 25-Oct-25

Distance 0km



106/26 LEONARD CRESCENT ASCOT VALE VIC 3032

2 2 1

Sold Price RS $540,000 Sold Date 18-Oct-25

Distance 0km



6/26 LEONARD CRESCENT ASCOT VALE VIC 3032

2 2 1

Sold Price $608,000 Sold Date 02-Jul-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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