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	14/30 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between $430,000 & $460,000

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	112/2 La Scala Av MARIBYRNONG 3032	$443,000	08/10/2025
2	39/30 Leonard Cr ASCOT VALE 3032	$460,000	10/09/2025
3	G8/334 Gordon St MARIBYRNONG 3032	$430,000	21/05/2025

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: 12/11/2025 13:45

14/30 Leonard Crescent, Ascot Vale Vic 3032

JellisCraig

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2 2 1

Property Type: Apartment

Agent Comments

Ground-floor Ascot Hill apartment.

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
Year ending September 2025: $540,000

Comparable Properties



112/2 La Scala Av MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $443,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Agent Comments

Comparable location, comparable accommodation, comparable interior, comparable parking.



39/30 Leonard Cr ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $460,000
Method: Private Sale
Date: 10/09/2025
Property Type: Apartment

Agent Comments

Comparable location, comparable accommodation, comparable interior, comparable parking.



G8/334 Gordon St MARIBYRNONG 3032 (REI)

2 2 1

Price: $430,000
Method: Private Sale
Date: 21/05/2025
Property Type: Unit

Agent Comments

Comparable location, comparable accommodation, comparable interior, comparable parking.

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