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<br>Including suburb and postcode | 17 Warrick Street, Ascot Vale Vic 3032 |

## Indicative selling price

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

Range between $1,800,000 & $1,980,000

## Median sale price

Median price $1,400,000 Property Type House 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 | 15 Doncaster St ASCOT VALE 3032 | $1,800,000 | 25/10/2025 |
| 2 | 23 Kipling St MOONEE PONDS 3039 | $2,000,000 | 13/08/2025 |
| 3 | 2 Filson St ASCOT VALE 3032 | $1,860,000 | 14/06/2025 |

**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: 30/10/2025 09:30

# 17 Warrick Street, Ascot Vale Vic 3032

JellisCraig

John Morello
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5 3 3

**Property Type:** House

Agent Comments

Federation-style weatherboard home with off-street parking for two vehicles at the front plus a lock-up garage with rear access.

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
Year ending September 2025: $1,400,000

## Comparable Properties



**15 Doncaster St ASCOT VALE 3032 (REI)**

4 2 4

**Price:** $1,800,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 613 sqm approx

Agent Comments

Similar location, less accommodation, lacking bathroom, inferior land.




**23 Kipling St MOONEE PONDS 3039 (REI)**

3 1 2

**Price:** $2,000,000
**Method:** Sold Before Auction
**Date:** 13/08/2025
**Property Type:** House (Res)
**Land Size:** 690 sqm approx

Agent Comments

Comparable location, inferior home, less accommodation, lacking bathroom, Superior land.



**2 Filson St ASCOT VALE 3032 (REI/VG)**

4 1 -

**Price:** $1,860,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** House (Res)
**Land Size:** 518 sqm approx

Agent Comments

Similar location, less accommodation, lacking bathroom, inferior land.



REIV THE DIFFERENCE

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