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	37 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price $1,400,000

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	2/37 Bank St ASCOT VALE 3032	$1,362,000	18/10/2025
2	243 Ascot Vale Rd ASCOT VALE 3032	$1,460,000	27/08/2025
3	92 Pin Oak Cr FLEMINGTON 3031	$1,310,000	07/08/2025

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: 13/11/2025 12:43

37 Kent Street, Ascot Vale Vic 3032

JellisCraig

Tim Ash
9379 2000
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timash@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House

Agent Comments

Period home.

Indicative Selling Price
$1,400,000
Median House Price
September quarter 2025: $1,370,000

Comparable Properties



2/37 Bank St ASCOT VALE 3032 (REI)

3 2 2

Price: $1,362,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments

similar size and location.



243 Ascot Vale Rd ASCOT VALE 3032 (VG)

3 - -

Price: $1,460,000
Method: Sale
Date: 27/08/2025
Property Type: Disability Housing
Land Size: 866 sqm approx

Agent Comments

on Ascot Vale Road however a superior home.



92 Pin Oak Cr FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $1,310,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: House (Res)
Land Size: 127 sqm approx

Agent Comments

property is very close and in similar condition.

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