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	128 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	120 Epsom Rd ASCOT VALE 3032	$1,304,000	28/11/2025
2	75 Margaret St MOONEE PONDS 3039	$1,280,000	15/11/2025
3	79 South St ASCOT VALE 3032	$1,247,000	25/10/2025

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: 12/12/2025 15:50

128 Epsom Road, Ascot Vale Vic 3032

JellisCraig

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3 2 2

Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Updated single front terrace with lofted rear ceilings.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2025: $1,400,000

Comparable Properties



120 Epsom Rd ASCOT VALE 3032 (REI)

3 1 2

Price: $1,304,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: House
Land Size: 336 sqm approx

Agent Comments

Superior land. Inferior renovation and one less bathroom.



75 Margaret St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,280,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

Superior location. Inferior renovation.



79 South St ASCOT VALE 3032 (REI)

3 1 -

Price: $1,247,000
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments

Superior location. Inferior renovation. No parking.

REIV THE DIFFERENCE | propertydata.com.au

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