

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

25 Banum Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2024 to 31/12/2024 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	36 Stanford St ASCOT VALE 3032	\$1,175,000	15/02/2025
2	15 Medley Wlk ASCOT VALE 3032	\$1,207,000	15/12/2024
3	62 Dutton La ASCOT VALE 3032	\$1,280,000	30/11/2024

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:

19/02/2025 09:48

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3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2024: \$520,000

Comparable Properties



36 Stanford St ASCOT VALE 3032 (REI)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)



15 Medley Wlk ASCOT VALE 3032 (VG)

Agent Comments

4 - -

Price: \$1,207,000

Method: Sale

Date: 15/12/2024

Property Type: House (Res)

Land Size: 152 sqm approx



62 Dutton La ASCOT VALE 3032 (REI/VG)

Agent Comments

3 3 2

Price: \$1,280,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 93 sqm approx

Account - Whitefox Real Estate | P: 96459699



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