

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

1/34-40 FISHER PARADE ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

3/34-40 FISHER PARADE ASCOT VALE VIC 3032	\$645,000	13-May-25
136A UNION ROAD ASCOT VALE VIC 3032	\$650,500	14-Nov-25
30/2 BALLARAT ROAD FOOTSCRAY VIC 3011	\$650,000	10-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 19 November 2025



3/34-40 FISHER PARADE ASCOT VALE VIC 3032

2 1 1

Sold Price

\$645,000

Sold Date

13-May-25

Distance

0km



136A UNION ROAD ASCOT VALE VIC 3032

2 1 1

Sold Price

^{RS} **\$650,500**

Sold Date

14-Nov-25

Distance

1.47km



30/2 BALLARAT ROAD FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$650,000

Sold Date

10-Sep-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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