

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 Sydney Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2025

to

30/06/2025

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	150 Ascot Vale Rd FLEMINGTON 3031	\$1,010,000	11/07/2025
2	6 Davies St MOONEE PONDS 3039	\$1,210,000	05/07/2025
3	10 Ayr St ASCOT VALE 3032	\$1,080,000	27/06/2025

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:

18/08/2025 16:12



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Rooms: 5
Property Type: House (Res)
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2025: \$1,400,000

Comparable Properties



150 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

3 1 1

Price: \$1,010,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: House (Res)
Land Size: 267 sqm approx



6 Davies St MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$1,210,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)



10 Ayr St ASCOT VALE 3032 (REI/VG)

Agent Comments

3 1 -

Price: \$1,080,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 230 sqm approx