

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

106/2 MASCOMA STREET 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

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

415/8 NORTH STREET ASCOT VALE VIC 3032

\$685,000

07-May-25

10/28 SANDOWN ROAD ASCOT VALE VIC 3032

\$668,000

06-Jun-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: 05 November 2025

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au



**415/8 NORTH STREET ASCOT
VALE VIC 3032**

 2  2  1

Sold Price

\$685,000

Sold Date **07-May-25**

Distance

0.16km



**10/28 SANDOWN ROAD ASCOT
VALE VIC 3032**

 2  1  1

Sold Price

\$668,000

Sold Date **06-Jun-25**

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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