

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

13 Regent Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Ascot Vale

Period - From 23/06/2024

to

22/06/2025

Source Property Data

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	30 Bowen St MOONEE PONDS 3039	\$1,306,000	07/06/2025
2	15 Federation St ASCOT VALE 3032	\$1,400,000	30/04/2025
3	48 Moonee St ASCOT VALE 3032	\$1,357,500	28/03/2025

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:

23/06/2025 11:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
23/06/2024 - 22/06/2025: \$1,370,000

Comparable Properties



30 Bowen St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,306,000
Method: Sold Before Auction
Date: 07/06/2025
Property Type: House (Res)



15 Federation St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: House (Res)
Land Size: 404 sqm approx



48 Moonee St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,357,500
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655