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 postcode

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price	\$1,400,000	Pro	pperty Type Hou	ise	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.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Moonee St ASCOT VALE 3032	\$1,325,000	30/07/2025
2	51 Steele St MOONEE PONDS 3039	\$1,379,000	11/07/2025
3	61 Bent St MOONEE PONDS 3039	\$1,330,000	03/07/2025

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:	15/08/2025 09:11
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Rooms: 6

Property Type: Townhouse (Res) Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price June quarter 2025: \$1,400,000

Simply stunning. Proudly maintained Renovated kitchen and bathrooms Spacious floorplan Attractive outdoor areas. Quiet location.

Comparable Properties



2/3 Moonee St ASCOT VALE 3032 (REI)

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Price: \$1,325,000

Method: Sold Before Auction

Date: 30/07/2025

Property Type: Townhouse (Res)

Agent Comments



51 Steele St MOONEE PONDS 3039 (REI)

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Agent Comments

Agent Comments

Price: \$1,379,000 Method: Private Sale Date: 11/07/2025 Property Type: House



61 Bent St MOONEE PONDS 3039 (REI/VG)

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Price: \$1,330,000 Method: Private Sale Date: 03/07/2025

Property Type: Townhouse (Single) **Land Size:** 230 sqm approx

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





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