

## 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

13A Brisbane Street, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### 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	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


 3   
  2   
  3
**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)**

Agent Comments

 3   
  2   
  2
**Price:** \$1,325,000**Method:** Sold Before Auction**Date:** 30/07/2025**Property Type:** Townhouse (Res)**51 Steele St MOONEE PONDS 3039 (REI)**

Agent Comments

 3   
  2   
  2
**Price:** \$1,379,000**Method:** Private Sale**Date:** 11/07/2025**Property Type:** House**61 Bent St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

 3   
  2   
  2
**Price:** \$1,330,000**Method:** Private Sale**Date:** 03/07/2025**Property Type:** Townhouse (Single)**Land Size:** 230 sqm approx

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