

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

1418/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,250

Property type

House

Suburb

Flemington

Period-from

01 Aug 2024

to

31 Jul 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

302/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$550,000	06-Mar-25
1812/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$570,000	16-Jul-25
6/8 MAWBEY STREET KENSINGTON VIC 3031	\$575,000	21-Jul-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.

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**302/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$550,000** Sold Date **06-Mar-25**

Distance **0km**



**1812/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **16-Jul-25**

Distance **0km**



**6/8 MAWBAY STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **21-Jul-25**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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