

## 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

146 ST LEONARDS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Ascot Vale

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 110 ST LEONARDS ROAD ASCOT VALE VIC 3032 | \$1,000,000 | 21-Jul-25 |
| 76 EPSOM ROAD ASCOT VALE VIC 3032        | \$1,150,000 | 20-May-25 |
| 216 THE PARADE ASCOT VALE VIC 3032       | \$1,100,000 | 26-Aug-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: 28 August 2025



**110 ST LEONARDS ROAD ASCOT VALE VIC 3032**

3 1 1

Sold Price

**\$1,000,000**

Sold Date

**21-Jul-25**

Distance

**0.15km**



**76 EPSOM ROAD ASCOT VALE VIC 3032**

3 2 2

Sold Price

**\$1,150,000**

Sold Date

**20-May-25**

Distance

**0.23km**



**216 THE PARADE ASCOT VALE VIC 3032**

2 1 1

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**26-Aug-25**

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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