

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

1516/1 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Flemington

Period-from

01 Oct 2024

to

30 Sep 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

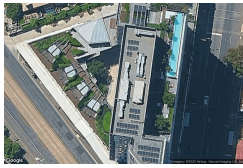
5/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$370,000	19-Jun-25
323/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$370,000	03-Jun-25
816/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$385,000	01-May-25

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: 30 October 2025

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**5/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$370,000** Sold Date **19-Jun-25**

Distance **0km**



**323/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price Sold Date **03-Jun-25**

Distance **0km**



**816/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$385,000** Sold Date **01-May-25**

Distance **0km**

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

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