

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

1518/1 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

\$575,000

&

\$615,000

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

1812/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$570,000	16-Jul-25
1815/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$560,000	02-Aug-25
1/600 EPSOM ROAD FLEMINGTON VIC 3031	\$585,000	30-Jun-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: 16 October 2025

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



1812/1 ASCOT VALE ROAD

FLEMINGTON VIC 3031

2 2 1

Sold Price **\$570,000** Sold Date **16-Jul-25**

Distance **0km**



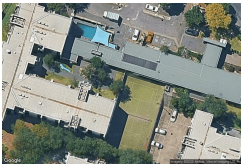
1815/1 ASCOT VALE ROAD

FLEMINGTON VIC 3031

2 2 1

Sold Price ^{RS}**\$560,000** Sold Date **02-Aug-25**

Distance **0km**



1/600 EPSOM ROAD FLEMINGTON

VIC 3031

2 2 2

Sold Price **\$585,000** Sold Date **30-Jun-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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