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

177 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$850,000	&		\$920,000					
Median sale price									
Median price	\$1,361,000	Property Type Hous		use		Suburb	Ascot Vale		
Period - From	21/07/2024	to 20/07	7/2025] Sc	ource	Property	/ Data		

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.

Ad	dress of comparable property	Price	Date of sale
1	66 Madura St TRAVANCORE 3032	\$910,000	13/05/2025
2	173 Ascot Vale Rd ASCOT VALE 3032	\$850,000	25/03/2025
3	1 Wingate Av ASCOT VALE 3032	\$850,000	20/03/2025

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:

21/07/2025 11:45









Rooms: 4 Property Type: House Land Size: 344 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price 21/07/2024 - 20/07/2025: \$1,361,000

Comparable Properties

PLOX	66 Madura St TRAVANCORE 3032 (REI) 2 1 2 1 Price: \$910,000 Method: Private Sale Date: 13/05/2025 Property Type: House (Res) Land Size: 374 sqm approx	Agent Comments
	173 Ascot Vale Rd ASCOT VALE 3032 (REI/VG) ■ 3 ■ 1 2 2 Price: \$850,000 Method: Sold Before Auction Date: 25/03/2025 Property Type: House (Res) Land Size: 371 sqm approx	Agent Comments
	1 Wingate Av ASCOT VALE 3032 (REI/VG) 3 1 1 1 Price: \$850,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 321 sqm approx	Agent Comments

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