## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode  2/103-107 THE PARADE ASCOT VALE VIC 3032	
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#### 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	\$400,000	&	\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$570,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Nov 2024	to 31 Oct 20	025 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
3/23 SCOTIA STREET MOONEE PONDS VIC 3039	\$430,000	25-Jul-25
10/123 EPSOM ROAD ASCOT VALE VIC 3032	\$450,000	11-Oct-25
11/118 HOLMES ROAD MOONEE PONDS VIC 3039	\$426,200	20-Oct-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: 14 November 2025





#### Rhys Afford

1 0408 577 547

E rhys@mcdonaldupton.com.au

3/23 SCOTIA STREET MOONEE PONDS VIC 3039

Sold Price

\$430,000 Sold Date 25-Jul-25

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Distance

0.67km



10/123 EPSOM ROAD ASCOT VALE Sold Price **VIC 3032** 

**\$450,000** Sold Date

11-Oct-25

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\$1

Distance

0.72km



11/118 HOLMES ROAD MOONEE PONDS VIC 3039

Sold Price

RS \$426,200 Sold Date 20-Oct-25

四 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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