

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

204/26 LEONARD CRESCENT ASCOT VALE VIC 3032

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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

9/30 LEONARD CRESCENT ASCOT VALE VIC 3032	\$345,000	24-Mar-25
4/1 LANGS ROAD ASCOT VALE VIC 3032	\$354,000	20-May-25
17/30 LEONARD CRESCENT ASCOT VALE VIC 3032	\$349,500	08-Apr-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: 24 June 2025



9/30 LEONARD CRESCENT ASCOT VALE VIC 3032

Sold Price

\$345,000

Sold Date

24-Mar-25

1

1

1

Distance

0.05km



4/1 LANGS ROAD ASCOT VALE VIC 3032

Sold Price

^{RS} **\$354,000**

Sold Date

20-May-25

1

1

1

Distance

0.2km



17/30 LEONARD CRESCENT ASCOT VALE VIC 3032

Sold Price

\$349,500

Sold Date

08-Apr-25

1

1

1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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