

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

205A/72 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Flemington

Period-from

01 Jul 2024

to

30 Jun 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

404A/72 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$555,000	02-Jun-25
302/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$550,000	06-Mar-25
2101/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$545,000	04-Feb-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: 31 July 2025



**404A/72 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

^{RS}

\$555,000

Sold Date

02-Jun-25

Distance

-



**302/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

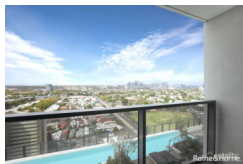
\$550,000

Sold Date

06-Mar-25

Distance

0.34km



**2101/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

\$545,000

Sold Date

04-Feb-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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