

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

21/30 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

\$570,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2024

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 114/26 LEONARD CRESCENT ASCOT VALE VIC 3032 | \$360,000 | 01-Nov-25 |
| 204/26 LEONARD CRESCENT ASCOT VALE VIC 3032 | \$351,000 | 02-Jul-25 |
| 4/1 LANGS ROAD ASCOT VALE VIC 3032 | \$354,000 | 20-May-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: 20 November 2025

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**114/26 LEONARD CRESCENT
ASCOT VALE VIC 3032**

 1  1  1

Sold Price

^{RS} **\$360,000**

Sold Date **01-Nov-25**

Distance **0.05km**



**204/26 LEONARD CRESCENT
ASCOT VALE VIC 3032**

 1  1  1

Sold Price

\$351,000

Sold Date **02-Jul-25**

Distance **0.05km**



**4/1 LANGS ROAD ASCOT VALE VIC
3032**

 1  1  1

Sold Price

\$354,000

Sold Date **20-May-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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