

## 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

2106/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$443,750

Property type

Unit

Suburb

Flemington

Period-from

01 May 2024

to

30 Apr 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

410/255 RACECOURSE ROAD KENSINGTON VIC 3031

\$600,000

05-Apr-25

603/64 WESTS ROAD MARIBYRNONG VIC 3032

\$590,000

07-Feb-25

316/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032

\$645,000

27-Nov-24

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: 21 May 2025


**410/255 RACECOURSE ROAD  
KENSINGTON VIC 3031**
 2  2  1

Sold Price **\$600,000** Sold Date **05-Apr-25**

Distance **1.04km**

**603/64 WESTS ROAD  
MARIBYRNONG VIC 3032**
 1  2  2

Sold Price **\$590,000** Sold Date **07-Feb-25**

Distance **3.85km**

**316/55 CUMBERLAND DRIVE  
MARIBYRNONG VIC 3032**
 2  2  2

Sold Price **\$645,000** Sold Date **27-Nov-24**

Distance **1.78km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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