

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

218/1 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Flemington

Period-from

01 Oct 2024

to

30 Sep 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

1812/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	570000	16-Jul-25
324/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	540000	24-Jun-25
1815/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	560000	02-Aug-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: 07 October 2025



**1812/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

570000

Sold Date

16-Jul-25

Distance

-



**324/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

540000

Sold Date

24-Jun-25

Distance

-



**1815/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

^{RS} **560000**

Sold Date

02-Aug-25

Distance

-



**125/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

535000

Sold Date

26-Jun-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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