Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le						
Address Including suburb and postcode	27 FRANCIS STREET ASCOT VALE VIC 3032						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquotir	ng (*Del	lete single price	e or range as	s applicable)
Single Price			or rang betwee		\$2,235,000	&	\$2,450,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,290,000	Prop	erty type	H	łouse	Suburb	Ascot Vale
Period-from	01 Oct 2024	to	30 Sep 2	025	Source		Cotality

Comparable property sales (*Delete A or B below as applicable)

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	
27 DICKENS STREET MOONEE PONDS VIC 3039	\$2,300,000	08-Jun-25	
47 WINCHESTER STREET MOONEE PONDS VIC 3039	\$2,005,000	13-Sep-25	
19 RETREAT DRIVE ASCOT VALE VIC 3032	\$2,100,000	12-Sep-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: 15 October 2025

