

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

45 Sydney Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price

\$546,500

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	2/7 Munro St ASCOT VALE 3032	\$760,000	29/09/2025
2	3/18 Grantham St BRUNSWICK WEST 3055	\$841,000	21/08/2025
3	2/36 Evans St MOONEE PONDS 3039	\$800,000	05/07/2025

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 six months.~~

This Statement of Information was prepared on:

07/10/2025 16:29



2 1 1

Rooms: 3
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
September quarter 2025: \$546,500

Comparable Properties



2/7 Munro St ASCOT VALE 3032 (REI)

Agent Comments

2 1 1

Price: \$760,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Single)



3/18 Grantham St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$841,000
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)



2/36 Evans St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)