

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

1/45 ROXBURGH STREET 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

\$1,000,000

&

\$1,100,000

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

21 ASPECT AVENUE ASCOT VALE VIC 3032	\$1,032,500	17-Sep-25
24 NEWSOM STREET ASCOT VALE VIC 3032	\$1,000,000	13-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: 19 November 2025



**21 ASPECT AVENUE ASCOT VALE
VIC 3032**

3 2 2

Sold Price

^{RS}

\$1,032,500

Sold Date

17-Sep-25

Distance

0.92km



**24 NEWSOM STREET ASCOT VALE
VIC 3032**

3 2 2

Sold Price

^{RS}

\$1,000,000

^{UN}

Sold Date

13-Sep-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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