

# 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

5/68 Ormond Road, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$320,000

&

\$350,000

### 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	7/24 Ormond Rd ASCOT VALE 3032	\$325,000	14/08/2025
2	12/267 Ascot Vale Rd MOONEE PONDS 3039	\$325,000	14/11/2025
3	4/24 Ormond Rd ASCOT VALE 3032	\$345,000	17/09/2025

**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:

05/01/2026 14:13



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

September quarter 2025: \$546,500

## Comparable Properties



**7/24 Ormond Rd ASCOT VALE 3032 (VG)**

Agent Comments

1 - -

**Price:** \$325,000

**Method:** Sale

**Date:** 14/08/2025

**Property Type:** Flat/Unit/Apartment (Res)



**12/267 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** Apartment



**4/24 Ormond Rd ASCOT VALE 3032 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 17/09/2025

**Rooms:** 2

**Property Type:** Flat

**Account -** McDonald Upton | P: 03 93759375 | F: 03 93792655