

# 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

53 Brown Avenue, 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 \$1,130,000 & \$1,180,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/04/2025 to 30/06/2025 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	30 Stanford St ASCOT VALE 3032	\$1,180,000	23/06/2025
2	47 Brown Av ASCOT VALE 3032	\$1,276,000	03/06/2025
3	30 Archer Av ASCOT VALE 3032	\$1,180,000	28/05/2025

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:

30/09/2025 20:56

Lucas Mills

0410037682

0410037682

lucas.mills@lucasmills.com.au

**Indicative Selling Price**

\$1,130,000 - \$1,180,000

**Median House Price**

June quarter 2025: \$1,400,000



3   
 2   
 2

**Property Type:** House (Res)**Agent Comments**

Just three doors from nature in the heart of Ascot Chase, this recently reimagined, family-friendly residence offers luxurious, low- maintenance access to a prestigious Maribyrnong River enclave.

## Comparable Properties

**30 Stanford St ASCOT VALE 3032 (REI/VG)**

3   
 2   
 2

**Price:** \$1,180,000**Method:** Private Sale**Date:** 23/06/2025**Property Type:** House**Land Size:** 214 sqm approx**Agent Comments**

Property in a similar location offering the same 3/2/2 accommodation. Slightly inferior land component.

**47 Brown Av ASCOT VALE 3032 (REI)**

3   
 2   
 2

**Price:** \$1,276,000**Method:** Sold Before Auction**Date:** 03/06/2025**Property Type:** House (Res)**Agent Comments**

Very comparable property only a few doors away. This is only attached on one side and has a larger land component.

**30 Archer Av ASCOT VALE 3032 (VG)**

3   
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**Price:** \$1,180,000**Method:** Sale**Date:** 28/05/2025**Property Type:** House (Res)**Land Size:** 192 sqm approx**Agent Comments**

Comparable location and property.

**Account - Lucas Mills Real Estate**