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	53 Brown Avenue, Ascot Vale Vic 3032
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$1,130,000 & \$1,180,000	Range between	\$1,130,000	&	\$1,180,000
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Median sale price

Median price	\$1,400,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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LUCAS MILLS

Lucas Mills 0410037682 0410037682 lucas.mills@lucasmills.com.au

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

Indicative Selling Price Median House Price June quarter 2025: \$1,400,000



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

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)

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)

Agent Comments

Comparable location and property.

Price: \$1,180,000 Method: Sale Date: 28/05/2025

Property Type: House (Res) Land Size: 192 sqm approx

Account - Lucas Mills Real Estate





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