

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

7/6 ORMOND ROAD 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

\$415,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Aug 2025

to

31 Jul 2026

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

1/84A MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$440,000	08-Jun-26
7/197-199 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$435,000	17-Apr-26
2/202A PASCOE VALE ROAD ESSENDON VIC 3040	\$405,000	11-May-26

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: 21 August 2026



**1/84A MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$440,000** Sold Date **08-Jun-26**

Distance **0.84km**



**7/197-199 MARIBYRNONG ROAD
ASCOT VALE VIC 3032**

2 1 1

Sold Price **\$435,000** Sold Date **17-Apr-26**

Distance **1.51km**



**2/202A PASCOE VALE ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price **\$405,000** Sold Date **11-May-26**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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