

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

7a/72 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price	\$423,500	Property Type	Unit	Suburb	Flemington
Period - From	01/10/2024	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	412A/72 Ascot Vale Rd FLEMINGTON 3031	\$385,000	30/10/2025
2			
3			

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:

04/12/2025 08:42



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending September 2025: \$423,500

Comparable Properties



412A/72 Ascot Vale Rd FLEMINGTON 3031 (REI)



Price: \$385,000

Method: Private Sale

Date: 30/10/2025

Property Type: Apartment

Agent Comments

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.

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