

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

80 South Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

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	165 Epsom Rd FLEMINGTON 3031	\$2,115,000	29/10/2025
2	47 Winchester St MOONEE PONDS 3039	\$2,005,000	13/09/2025
3	5a Lennox St MOONEE PONDS 3039	\$2,025,000	19/07/2025

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:

19/11/2025 14:10

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3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
Year ending September 2025: \$1,400,000

Comparable Properties



165 Epsom Rd FLEMINGTON 3031 (REI)

Agent Comments

5 3 2

Price: \$2,115,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 598 sqm approx



47 Winchester St MOONEE PONDS 3039 (REI)

Agent Comments

4 2 1

Price: \$2,005,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 409 sqm approx



5a Lennox St MOONEE PONDS 3039 (REI)

Agent Comments

5 3 2

Price: \$2,025,000
Method: Private Sale
Date: 19/07/2025
Property Type: House