

# 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 86 Epsom Road, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,382,500 Property Type House Suburb Ascot Vale

Period - From 01/10/2025 to 31/12/2025 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	264 Ascot Vale Rd ASCOT VALE 3032	\$1,120,000	14/02/2026
2	187 Kent St ASCOT VALE 3032	\$1,190,000	21/01/2026
3	79 Roseberry St ASCOT VALE 3032	\$1,200,000	21/01/2026

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: 16/02/2026 12:51



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 285 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$1,382,500

## Comparable Properties



**264 Ascot Vale Rd ASCOT VALE 3032 (REI)**

**Agent Comments**

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**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)



**187 Kent St ASCOT VALE 3032 (REI)**

**Agent Comments**

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**Price:** \$1,190,000  
**Method:** Sold Before Auction  
**Date:** 21/01/2026  
**Property Type:** House (Res)  
**Land Size:** 246 sqm approx



**79 Roseberry St ASCOT VALE 3032 (VG)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 21/01/2026  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655