

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

326 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000 & \$980,000

Median sale price

Median price \$1,490,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2025 to 31/03/2025 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	8 Coronet St FLEMINGTON 3031	\$960,000	02/04/2025
2	2 Farnham St FLEMINGTON 3031	\$960,000	31/03/2025
3	173 Ascot Vale Rd ASCOT VALE 3032	\$850,000	25/03/2025

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:

23/04/2025 16:24



3 1 0

Property Type: House

Agent Comments

single front - 3 bed, 1 bath no car

Comparable Properties



8 Coronet St FLEMINGTON 3031 (REI)

2 1 -

Price: \$960,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: House

Land Size: 151 sqm approx

Agent Comments

similar accomodation, one less bedroom, similar condition, neighbouring suburb



2 Farnham St FLEMINGTON 3031 (REI)

2 1 1

Price: \$960,000

Method: Sold Before Auction

Date: 31/03/2025

Property Type: House (Res)

Land Size: 244 sqm approx

Agent Comments

Similar condition, one less bedroom additional car space, similar condition, neighbouring suburb



173 Ascot Vale Rd ASCOT VALE 3032 (REI)

3 1 2

Price: \$850,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments

Same accomodation, close proximity, off street parking, similar condition