

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

7/193 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$780,000

&

\$825,000

Median sale price

Median price

\$903,000

Property Type

Townhouse

Suburb

Ascot Vale

Period - From

02/07/2024

to

01/07/2025

Source

Property Data

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	5/182 Pascoe Vale Rd MOONEE PONDS 3039	\$767,000	23/05/2025
2	7/1a Regent St ASCOT VALE 3032	\$780,000	09/04/2025
3	5/157 Kent St ASCOT VALE 3032	\$795,000	22/03/2025

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:

02/07/2025 09:46

7/193 Maribyrnong Road, Ascot Vale Vic 3032

**Jellis
Craig**

Jerome Feery

(03) 8378 0514

0438 733 803

jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$780,000 - \$825,000

Median Townhouse Price

02/07/2024 - 01/07/2025: \$903,000



2 2 1

Property Type: Townhouse

Agent Comments

2 bedroom, 2 bathroom townhouse.

Comparable Properties



5/182 Pascoe Vale Rd MOONEE PONDS 3039 (REI)

2 2 1

Price: \$767,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation, similar bathrooms, similar interior, similar parking.



7/1a Regent St ASCOT VALE 3032 (REI)

3 2 1

Price: \$780,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Res)

Agent Comments

Superior location, more accommodation, similar bathrooms, similar interior, similar parking.



5/157 Kent St ASCOT VALE 3032 (VG)

3 - -

Price: \$795,000

Method: Sale

Date: 22/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar location, more accommodation, similar bathrooms, inferior interior, similar parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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