

## 8/157-159 St Leonards Road, Ascot Vale Vic 3032



**2 Bed 1 Bath - Car**  
**Property Type:** Unit  
**Indicative Selling Price**  
 \$450,000  
**Median House Price**  
 March quarter 2025: \$543,750

## Comparable Properties



### 7/115-117 The Parade ASCOT VALE 3032 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$435,000  
**Method:** Sale  
**Date:** 03/03/2025  
**Property Type:** Flat  
**Agent Comments:** Superior block and overall presentation comparable size and location.



### 6/27 Roseberry St ASCOT VALE 3032 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$480,000  
**Method:** Sale  
**Date:** 03/03/2025  
**Property Type:** Apartment  
**Agent Comments:** Superior renovation and natural light, comparable location.



### 9/42 The Parade ASCOT VALE 3032 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 06/03/2025  
**Property Type:** Apartment  
**Agent Comments:** Superior location, comparable finishes and size.

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

8/157-159 St Leonards 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)

Single price

\$450,000

### Median sale price

Median price

\$543,750

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### Comparable property sales

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
7/115-117 The Parade, ASCOT VALE 3032	\$435,000	03/03/2025
6/27 Roseberry Street, ASCOT VALE 3032	\$480,000	03/03/2025
9/42 The Parade, ASCOT VALE 3032	\$445,000	06/03/2025

This Statement of Information was prepared on:

21/05/2025 15:08