

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

13 Station Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2025

to

30/06/2025

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 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
2	10 Station Av ASCOT VALE 3032	\$1,120,000	31/03/2025
3	813 Mt Alexander Rd MOONEE PONDS 3039	\$1,203,000	29/03/2025

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:

22/07/2025 17:11



4 1 0

Property Type: House

Agent Comments

4 bed, 1 bath, no off street parking single front, renovated

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2025: \$1,400,000

Comparable Properties



8 Station Av ASCOT VALE 3032 (REI/VG)

2 1 1

Price: \$1,201,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments

includes 1 off street parking, same street, similar condition, x2 less bedrooms



10 Station Av ASCOT VALE 3032 (REI/VG)

3 2 1

Price: \$1,120,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 235 sqm approx

Agent Comments

Similar accommodation, one less bedroom, additional bathroom, x1 off street car park, located on the same street



813 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

4 1 2

Price: \$1,203,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 328 sqm approx

Agent Comments

Similar accommodation, x2 off street parking, larger land, double front, located on a main road, neighbouring suburb