Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	13 Station Avenue, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
Range between \$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,400,000	Pro	perty 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

,	and the companion property		Date of care
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



Date of sale

JellisCraig

Lara Harris 0433 211 268 laraharris@jelliscraig.com.au





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

Median House Price June quarter 2025: \$1,400,000

Comparable Properties



8 Station Av ASCOT VALE 3032 (REI/VG)

-

2





a 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





a ?

Agent Comments

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

Price: \$1,120,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 235 sqm approx



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

4





3 2

Price: \$1,203,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 328 sqm approx

Agent Comments

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

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





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