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	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	\$1,200,000	&	\$1,300,000

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

Add	dress of comparable property	Price	Date of sale
1	75 Wilson St MOONEE PONDS 3039	\$1,260,000	27/05/2025
2	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
3	136 The Parade ASCOT VALE 3032	\$1,250,000	03/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

June guarter 2025: \$1,400,000



Property Type: House (Res)

Agent Comments

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

Comparable Properties

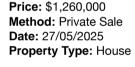


75 Wilson St MOONEE PONDS 3039 (REI)

3

Agent Comments

One less bedroom, x2 car spaces, older condition, neighbouring suburb





8 Station Av ASCOT VALE 3032 (REI)

2

Date: 17/05/2025





Price: \$1,201,000 Method: Auction Sale

Property Type: House (Res)

Agent Comments

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

bedrooms



136 The Parade ASCOT VALE 3032 (REI/VG)





Price: \$1,250,000

Method: Sold Before Auction

Date: 03/04/2025 Property Type: House Land Size: 336 sqm approx Agent Comments

No off street parking, close proximity, x2 less bedrooms, renovated and

similar condition

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





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