

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### 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.

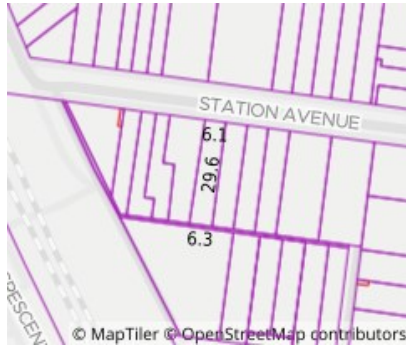
	Address of comparable property	Price	Date of sale
1	75 Wilson St MOONEE PONDS 3039	\$1,260,000	27/05/2025
2	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
3	136 The Parade ASCOT VALE 3032	\$1,250,000	03/04/2025

OR

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

This Statement of Information was prepared on:

11/07/2025 17:13



4 1 0

**Property Type:** House (Res)

**Agent Comments**

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

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2025: \$1,400,000

## Comparable Properties



**75 Wilson St MOONEE PONDS 3039 (REI)**

3 1 2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** House

**Agent Comments**

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



**8 Station Av ASCOT VALE 3032 (REI)**

2 1 1

**Price:** \$1,201,000

**Method:** Auction Sale

**Date:** 17/05/2025

**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)**

2 1 -

**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