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

216 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between	\$950,000	&	\$1,020,000
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Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Ascot Vale
Period - From	01/04/2024	to	31/03/2025	9	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

7,01	aress of comparable property	1 1100	Date of Sale
1	74 Maribyrnong Rd MOONEE PONDS 3039	\$926,000	05/07/2025
2	8 Ovens St MOONEE PONDS 3039	\$1,010,000	31/05/2025
3	4 Canterbury St MOONEE PONDS 3039	\$1,035,000	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:	07/07/2025 09:46



Date of sale



Jerome Feery (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,020,000 Median House Price Year ending March 2025: \$1,400,000



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Property Type: House
Agent Comments
2 Bedroom, 1 bathroom Edwardian home.

Comparable Properties



74 Maribyrnong Rd MOONEE PONDS 3039 (REI)

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Price: \$926,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: House (Res) Land Size: 203 sqm approx

Agent Comments

Inferior location, single front Victorian, more accommodation, similar interior, inferior land, more parking.



8 Ovens St MOONEE PONDS 3039 (REI)

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2







Price: \$1,010,000 Method: Auction Sale

Date: 31/05/2025 **Property Type:** House (Res) **Land Size:** 196 sqm approx **Agent Comments**

Comparable location, single front free standing Victorian, comparable accommodation, similar interior, inferior land and less parking.



4 Canterbury St MOONEE PONDS 3039 (REI/VG)





Price: \$1,035,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) **Land Size:** 248 sqm approx

Agent Comments

Comparable location, single front Victorian, comparable accommodation, superior interior, superior land, less parking.

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





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