

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

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

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2024

to 31/03/2025

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	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



Property Type: House

Agent Comments

2 Bedroom, 1 bathroom Edwardian home.

Comparable Properties



74 Maribyrnong Rd MOONEE PONDS 3039 (REI)



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)



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.