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	7/193 Maribyrnong Road, 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 \$740,000	&	\$790,000
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Median sale price

Median price	\$898,000	Pro	perty Type T	ownhouse		Suburb	Ascot Vale
Period - From	30/07/2024	to	29/07/2025	Sc	ource	Property	[,] Data

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	23/63 Buckley St MOONEE PONDS 3039	\$740,000	03/07/2025
2	5/182 Pascoe Vale Rd MOONEE PONDS 3039	\$767,000	23/05/2025
3	24 Lethbridge St MOONEE PONDS 3039	\$745,000	26/02/2025

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.

This Statement of Information was prepared on:	30/07/2025 15:52



JellisCraig

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

Indicative Selling Price \$740,000 - \$790,000 **Median Townhouse Price** 30/07/2024 - 29/07/2025: \$898,000





Property Type: Townhouse

Agent Comments

2 bedroom, 2 bathroom townhouse.

Comparable Properties



23/63 Buckley St MOONEE PONDS 3039 (REI)





Price: \$740,000

Method: Sold Before Auction

Date: 03/07/2025

Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation, similar bathrooms, similar interior, similar parking.



5/182 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)

2







Price: \$767,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Res)

Agent Comments

Similar location, similar accommodation, similar bathrooms, similar interior, similar parking.



24 Lethbridge St MOONEE PONDS 3039 (VG)





Price: \$745,000 Method: Sale Date: 26/02/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior location, similar accommodation, similar interior, more

parking.

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





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