

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

7/193 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$898,000 Property Type Townhouse Suburb Ascot Vale

Period - From 30/07/2024 to 29/07/2025 Source 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	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 comparable properties 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

Jerome Feery

(03) 8378 0514

0438 733 803

jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$740,000 - \$790,000

Median Townhouse Price

30/07/2024 - 29/07/2025: \$898,000



2 2 1

Property Type: Townhouse

Agent Comments

2 bedroom, 2 bathroom townhouse.

Comparable Properties



23/63 Buckley St MOONEE PONDS 3039 (REI)

2 2 1

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 2 1

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)

2 - -

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