

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

95 Fenton Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	30 Geddes St ASCOT VALE 3032	\$1,576,000	16/05/2025
2	15 Federation St ASCOT VALE 3032	\$1,400,000	30/04/2025
3	41 Wilson St MOONEE PONDS 3039	\$1,500,000	12/04/2025

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:

18/06/2025 14:33



4 1 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Mid 1940's Bungalow on a large parcel of land in a sought after street in Ascot Vale.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2025: \$1,400,000

Comparable Properties



30 Geddes St ASCOT VALE 3032 (REI/VG)

3 1 -

Price: \$1,576,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

Comparable. More renovated but inferior location



15 Federation St ASCOT VALE 3032 (REI)

3 1 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

Comparable. Smaller land but better location



41 Wilson St MOONEE PONDS 3039 (REI)

4 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments

Comparable. Extra bathroom but smaller land.

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