Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/19 Roxburgh Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$460,000 & \$490,000	Range between	\$460,000	&	\$490,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$480,000	Pro	perty Type U	nit		Suburb	Ascot Vale
Period - From	01/07/2024	to	30/06/2025	So	urce	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	10/269 Ascot Vale Rd MOONEE PONDS 3039	\$460,000	19/06/2025
2	9/6-10 Farnham Ct FLEMINGTON 3031	\$490,000	15/05/2025
3	4/52 Munro St ASCOT VALE 3032	\$480,000	03/03/2025

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:	01/07/2025 12:29







-- 2 Property Type: Apartment

Agent Comments

Indicative Selling Price \$460,000 - \$490,000 **Median Unit Price** 01/07/2024 - 30/06/2025: \$480,000

Comparable Properties



10/269 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Price: \$460.000 Method: Private Sale Date: 19/06/2025

Property Type: Apartment

Agent Comments



9/6-10 Farnham Ct FLEMINGTON 3031 (REI)

2





Price: \$490,000

Method: Sold Before Auction

Date: 15/05/2025

Property Type: Apartment

Agent Comments



4/52 Munro St ASCOT VALE 3032 (VG)



Agent Comments

Price: \$480,000 Method: Sale Date: 03/03/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.