

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

113 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Ascot Vale

Period - From 01/01/2025

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	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
2	142 Holmes Rd MOONEE PONDS 3039	\$1,150,000	09/04/2025
3	18 Murray St MOONEE PONDS 3039	\$1,105,000	28/02/2025

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:

18/06/2025 12:00



Rooms: 4

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

2 bedroom weatherboard house, 1 bathroom and double garage.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2025: \$1,532,500

Comparable Properties



8 Station Av ASCOT VALE 3032 (REI)



Price: \$1,201,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Agent Comments

Similar accommodation (one less car space), superior internal condition. Inferior land size. Brick home



142 Holmes Rd MOONEE PONDS 3039 (REI/VG)



Price: \$1,150,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)

Land Size: 276 sqm approx

Agent Comments

Similar accommodation (one less carspace), superior internal condition. Inferior land size. Weatherboard



18 Murray St MOONEE PONDS 3039 (REI/VG)



Price: \$1,105,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res)

Land Size: 213 sqm approx

Agent Comments

Similar accommodation, superior internal condition. Inferior land size. Brick home