

# 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

2/37 Ascot Vale Road, Ascot Vale, Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

### Median sale price

Median price

\$517,000

Property type

Unit

Suburb

Ascot Vale

Period - From

01/04/2025

to

30/06/2025

Source



PropTrack

### 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
5/37 Ascot Vale Road, Ascot Vale, VIC 3032	\$318,000	08/06/2025
4/37 Ascot Vale Road, Ascot Vale, VIC 3032	\$310,000	21/01/2025
3/72 Dover Street, Flemington, VIC 3031	\$321,000	26/03/2025

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: 18/07/2025