

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

6/77 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$548,750

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2025

to

30/06/2025

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	8/157-159 St Leonards Rd ASCOT VALE 3032	\$476,000	07/06/2025
2	1/57 Dover St FLEMINGTON 3031	\$480,000	31/05/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/07/2025 21:29

6/77 Walter Street, Ascot Vale Vic 3032

**Jellis
Craig**

Adam Hicks

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Indicative Selling Price

\$460,000

Median Unit Price

June quarter 2025: \$548,750



2 1 1

Property Type: Apartment

Agent Comments

Two bedroom apartment, one bathroom and one carspace

Comparable Properties



8/157-159 St Leonards Rd ASCOT VALE 3032 (REI)

2 1 1

Price: \$476,000

Method: Private Sale

Date: 07/06/2025

Property Type: Apartment

Agent Comments

Similar accommodation and condition



1/57 Dover St FLEMINGTON 3031 (REI)

2 1 1

Price: \$480,000

Method: Private Sale

Date: 31/05/2025

Property Type: Apartment

Agent Comments

Similar accommodation and condition



4/52 Munro St ASCOT VALE 3032 (VG)

2 - -

Price: \$480,000

Method: Sale

Date: 03/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar accommodation and condition

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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