

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

104/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$540,750

Property Type Unit

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	9/157 Epsom Rd ASCOT VALE 3032	\$515,000	08/05/2025
2	209/1 Langs Rd ASCOT VALE 3032	\$517,000	02/05/2025
3	21/102 Union Rd ASCOT VALE 3032	\$550,000	11/02/2025

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:

16/06/2025 13:40



Property Type: Apartment

Agent Comments

2 bedroom, 2 bathroom apartment.

Comparable Properties



9/157 Epsom Rd ASCOT VALE 3032 (REI/VG)



Price: \$515,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, less bathrooms, similar interior, more parking.



209/1 Langs Rd ASCOT VALE 3032 (REI)



Price: \$517,000

Method: Private Sale

Date: 02/05/2025

Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



21/102 Union Rd ASCOT VALE 3032 (REI)



Price: \$550,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, less bathrooms, similar interior, similar parking.