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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$540,750	Pro	operty Type	Unit			Suburb	Ascot Vale
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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



104/8 Burrowes Street, Ascot Vale Vic 3032



Zach Sianos 03 8378 0500 0477 801 177 zachsianos@jelliscraig.com.au



Property Type: Apartment Agent Comments 2 bedroom, 2 bathroom apartment.

Indicative Selling Price \$490,000 - \$530,000 **Median Unit Price** Year ending March 2025: \$540,750

Comparable Properties



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

2

1



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.



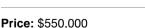
Price: \$517,000 Method: Private Sale Date: 02/05/2025 Property Type: Unit

209/1 Langs Rd ASCOT VALE 3032 (REI)

2 2 1

21/102 Union Rd ASCOT VALE 3032 (REI)





Method: Private Sale Date: 11/02/2025 Property Type: Apartment

Agent Comments

Agent Comments

parking.

Comparable location, similar

accommodation, similar interior, similar

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

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



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