

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

216 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$1,387,500

Property Type House

Suburb Ascot Vale

Period - From 01/07/2025

to 30/06/2026

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	65 Dover St FLEMINGTON 3031	\$821,000	19/07/2026
2	2/132 Epsom Rd ASCOT VALE 3032	\$785,000	30/05/2026
3	1 Smith St MOONEE PONDS 3039	\$825,000	27/04/2026

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:

29/09/2026 21:20

Jerome Feery

(03) 8378 0514

0438 733 803

jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$820,000

Median House Price

Year ending June 2026: \$1,387,500



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Property Type: House**Agent Comments**

Updated Victorian terrace with pedestrian access via ROW.

Comparable Properties

**65 Dover St FLEMINGTON 3031 (REI)**

2
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Price: \$821,000**Method:** Private Sale**Date:** 19/07/2026**Property Type:** House (Res)**Land Size:** 258 sqm approx**Agent Comments**

Comparable accommodation. Superior land. Inferior fit out.

**2/132 Epsom Rd ASCOT VALE 3032 (REI)**

2
 1
 1

Price: \$785,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** Villa**Agent Comments**

Superior land. Comparable location. Subdivided allotment.

**1 Smith St MOONEE PONDS 3039 (REI)**

2
 1
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Price: \$825,000**Method:** Private Sale**Date:** 27/04/2026**Property Type:** House (Res)**Agent Comments**

Smaller home. Inferior fit out.

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