

# 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

53 Hurtle Street, 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)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/07/2024

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	14 Newton Pde MOONEE PONDS 3039	\$886,000	24/05/2025
2	127 Waverley St MOONEE PONDS 3039	\$850,000	26/03/2025
3	64 Ascot Vale Rd FLEMINGTON 3031	\$780,000	01/03/2025

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:

04/08/2025 08:50

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending June 2025: \$1,400,000



**Property Type:** House

**Agent Comments**

2 bedroom, 1 bathroom home.

Comparable Properties



**14 Newton Pde MOONEE PONDS 3039 (REI)**



**Price:** \$886,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Agent Comments**

Comparable location, more accommodation, similar interior, inferior land, no parking.



**127 Waverley St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 26/03/2025

**Property Type:** House (Res)

**Land Size:** 348 sqm approx

**Agent Comments**

Inferior location, similar accommodation, similar interior, superior land, more parking.



**64 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)**



**Price:** \$780,000

**Method:** Private Sale

**Date:** 01/03/2025

**Property Type:** House

**Land Size:** 211 sqm approx

**Agent Comments**

Inferior location, more accommodation, inferior interior, inferior land, no parking.

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



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