

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

46 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,532,500

Property Type

House

Suburb

Ascot Vale

Period - From

01/01/2025

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	18 Eglinton St MOONEE PONDS 3039	\$1,410,000	23/04/2025
2	41 Wilson St MOONEE PONDS 3039	\$1,500,000	12/04/2025
3	52 Athol St MOONEE PONDS 3039	\$1,570,000	22/02/2025

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:

24/06/2025 14:25



Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

4 bedroom, 1 bathroom and one garage on 560 sqm of land

Comparable Properties



18 Eglinton St MOONEE PONDS 3039 (REI/VG)



Price: \$1,410,000

Method: Private Sale

Date: 23/04/2025

Property Type: House

Land Size: 235 sqm approx

Agent Comments

Similar accommodation, superior internal condition, smaller land and no carparking



41 Wilson St MOONEE PONDS 3039 (REI)



Price: \$1,500,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 504 sqm approx

Agent Comments

Similar accommodation, slightly smaller land



52 Athol St MOONEE PONDS 3039 (REI/VG)



Price: \$1,570,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Similar accommodation, superior location. Slightly smaller land