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	46 Myrnong Crescent, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,532,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price**

March quarter 2025: \$1,532,500

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)







Agent Comments

Similar accommodation, slightly smaller land

Price: \$1,500,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 504 sqm approx



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

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





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