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	13 Station Avenue, 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 \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,400,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1a Evans St MOONEE PONDS 3039	\$1,180,000	19/06/2025
2	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
3	10 Station Av ASCOT VALE 3032	\$1,120,000	31/03/2025

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:	29/07/2025 21:02



JellisCraig





Property Type: House **Agent Comments** Single front

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending June 2025: \$1,400,000

Comparable Properties



1a Evans St MOONEE PONDS 3039 (REI)





Price: \$1,180,000 Method: Private Sale Date: 19/06/2025 Property Type: House Land Size: 154 sqm approx

Agent Comments

Near new townhouse, one more bathroom but one less bedroom. Neighbouring Surburb



8 Station Av ASCOT VALE 3032 (REI/VG)

2







Agent Comments

Less accomdation but same street and has off street parking

Price: \$1,201,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 173 sqm approx



10 Station Av ASCOT VALE 3032 (REI/VG)





Agent Comments

Similar accommodation, same street and same suburb

Price: \$1,120,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 235 sqm approx

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





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