

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

103/20 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

15/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$570,000	28-Feb-26
3/1 LANGS ROAD ASCOT VALE VIC 3032	\$496,000	29-May-26
8/1 LANGS ROAD ASCOT VALE VIC 3032	\$470,000	19-May-25

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 6 months.~~

This Statement of Information was prepared on: 24 June 2026



15/26 LEONARD CRESCENT ASCOT VALE VIC 3032

Sold Price **\$570,000** Sold Date **28-Feb-26**

 2  2  1

Distance **0.04km**



3/1 LANGS ROAD ASCOT VALE VIC 3032

Sold Price ^{RS} **\$496,000** Sold Date **29-May-26**

 2  2  1

Distance **0.16km**

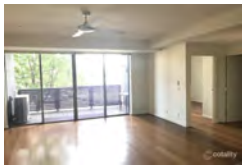


8/1 LANGS ROAD ASCOT VALE VIC 3032

Sold Price **\$470,000** Sold Date **19-May-25**

 2  2  1

Distance **0.16km**



G10/8 BURROWES STREET ASCOT VALE VIC 3032

Sold Price **\$519,000** Sold Date **03-Feb-26**

 2  2  1

Distance **0.94km**



108/8 BURROWES STREET ASCOT VALE VIC 3032

Sold Price **\$515,000** Sold Date **08-Apr-26**

 2  2  1

Distance **0.94km**



113/8 BURROWES STREET ASCOT VALE VIC 3032

Sold Price **\$520,000** Sold Date **03-Jun-25**

 2  2  1

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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209/60 EDGEWATER BOULEVARD Sold Price
MARIBYRNONG VIC 3032

\$530,000 Sold Date **01-May-26**

 2  2  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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