

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

107/2 Mascoma Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$580,500

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/07/2025

to

30/06/2026

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	407/2 Mascoma St ASCOT VALE 3032	\$685,000	15/07/2026
2	204/146 Pascoe Vale Rd MOONEE PONDS 3039	\$680,000	14/07/2026
3	409/40 Hall St MOONEE PONDS 3039	\$675,000	07/05/2026

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:

07/08/2026 10:48



Property Type: Apartment

Agent Comments

Modern 2 bed 2 bath apartment.

Comparable Properties



407/2 Mascoma St ASCOT VALE 3032 (REI)



Price: \$685,000

Method: Private Sale

Date: 15/07/2026

Property Type: Apartment

Agent Comments

Located in the same building offering comparable accommodation however has one less bathroom.



204/146 Pascoe Vale Rd MOONEE PONDS 3039 (REI)



Price: \$680,000

Method: Private Sale

Date: 14/07/2026

Property Type: Apartment

Agent Comments

Similar style apartment building. Offering comparable accommodation.



409/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$675,000

Method: Private Sale

Date: 07/05/2026

Property Type: Unit

Agent Comments

Similar style apartment building. Offering comparable accommodation.