

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 Charles Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,387,500

Property Type

House

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	48 Charles St ASCOT VALE 3032	\$1,400,000	23/04/2026
2	10 Charles St ASCOT VALE 3032	\$1,520,000	17/04/2026
3	17 Archer Av ASCOT VALE 3032	\$1,475,000	13/03/2026

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:

11/08/2026 17:21



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Well maintained Californian Bungalow

Comparable Properties



48 Charles St ASCOT VALE 3032 (REI/VG)



Price: \$1,400,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: House (Res)

Land Size: 455 sqm approx

Agent Comments

Inferior land, one less bathroom, same street



10 Charles St ASCOT VALE 3032 (REI/VG)



Price: \$1,520,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Same land size, same street, inferior condition



17 Archer Av ASCOT VALE 3032 (REI/VG)



Price: \$1,475,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Comparable location, same land, inferior condition