

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

113/26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Ascot Vale

Period - From 29/07/2025 to 28/07/2026 Source Property Data

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	406/54 La Scala Av MARIBYRNONG 3032	\$420,000	17/04/2026
2	210/8 Burrowes St ASCOT VALE 3032	\$403,000	23/02/2026
3	210/8 Burrowes St ASCOT VALE 3032	\$408,000	23/02/2026

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:

29/07/2026 08:48

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Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

29/07/2025 - 28/07/2026: \$585,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

**406/54 La Scala Av MARIBYRNONG 3032 (REI/VG)**

Agent Comments

1 1 1

Price: \$420,000**Method:** Private Sale**Date:** 17/04/2026**Rooms:** 2**Property Type:** Apartment**210/8 Burrowes St ASCOT VALE 3032 (REI/VG)**

Agent Comments

1 1 1

Price: \$403,000**Method:** Private Sale**Date:** 23/02/2026**Property Type:** Apartment**210/8 Burrowes St ASCOT VALE 3032 (REI)**

Agent Comments

1 1 1

Price: \$408,000**Method:** Private Sale**Date:** 23/02/2026**Property Type:** Apartment

Account - Jellis Craig | P: 03 9403 9300