

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

118/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between

\$310,000

&

\$335,000

Median sale price

Median price

\$478,611

Property Type

Unit

Suburb

Flemington

Period - From

01/10/2025

to

31/12/2025

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	Price	Date of sale
1	7A/72 Ascot Vale Rd FLEMINGTON 3031	\$315,000	16/02/2026
2	219/1 Ascot Vale Rd FLEMINGTON 3031	\$290,000	04/01/2026
3	19/48 Farnham St FLEMINGTON 3031	\$315,000	09/10/2025

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:

23/03/2026 09:37



Property Type: Apartment

Agent Comments

1 Bedroom apartment with a Quest Lease

Indicative Selling Price

\$310,000 - \$335,000

Median Unit Price

December quarter 2025: \$478,611

Comparable Properties



7A/72 Ascot Vale Rd FLEMINGTON 3031 (REI)



Price: \$315,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment

Agent Comments

Similar location, similar accommodation. Same condition



219/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Price: \$290,000

Method: Private Sale

Date: 04/01/2026

Rooms: 4

Property Type: Apartment

Agent Comments

Similar location, same accommodation. Same condition



19/48 Farnham St FLEMINGTON 3031 (REI/VG)



Price: \$315,000

Method: Private Sale

Date: 09/10/2025

Property Type: Apartment

Agent Comments

Similar location, similar accommodation. Same condition