

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

12 Elliott Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

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	41 Hunt Cr ASCOT VALE 3032	\$1,780,000	12/07/2026
2	4 Tregunter St ASCOT VALE 3032	\$1,790,000	22/05/2026
3	198 Maribyrnong Rd MOONEE PONDS 3039	\$1,740,000	11/03/2026

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:

12/08/2026 14:32

Jerome Feery

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2026: \$1,387,500



 5  3  3

Property Type: House

Agent Comments

Immaculate Californian Bungalow on Whiskey Hill

Comparable Properties



41 Hunt Cr ASCOT VALE 3032 (REI)

 3  2  2

Price: \$1,780,000

Method: Private Sale

Date: 12/07/2026

Property Type: House

Land Size: 496 sqm approx

Agent Comments

Comparable land and location. Smaller home but a more recent renovation.



4 Tregunter St ASCOT VALE 3032 (REI)

 4  3  2

Price: \$1,790,000

Method: Private Sale

Date: 22/05/2026

Property Type: House (Res)

Agent Comments

Comparable location and accommodation. More recent build. Inferior land.



198 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

 5  3  2

Price: \$1,740,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Comparable accommodation and land. Inferior location.

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