

# 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

13 Hillside Terrace, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2024

to 31/03/2025

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	163 The Parade ASCOT VALE 3032	\$1,235,000	13/03/2025
2	22 Langs Rd ASCOT VALE 3032	\$1,330,000	11/03/2025
3	26 River Av ASCOT VALE 3032	\$1,231,000	15/02/2025

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:

22/05/2025 12:01



3 2 0

**Property Type:** House

**Agent Comments**

3 bedroom, 2 bathroom home.

## Comparable Properties



**163 The Parade ASCOT VALE 3032 (REI/VG)**

3 1 1

**Price:** \$1,235,000

**Method:** Sold Before Auction

**Date:** 13/03/2025

**Property Type:** House (Res)

**Land Size:** 366 sqm approx

**Agent Comments**

Comparable location, similar accommodation, less bathrooms, similar interior, inferior land, parking.



**22 Langs Rd ASCOT VALE 3032 (REI)**

3 1 2

**Price:** \$1,330,000

**Method:** Sold Before Auction

**Date:** 11/03/2025

**Property Type:** House (Res)

**Agent Comments**

Comparable location, similar accommodation, less bathrooms similar interior, superior land, parking.



**26 River Av ASCOT VALE 3032 (REI/VG)**

3 1 2

**Price:** \$1,231,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 433 sqm approx

**Agent Comments**

Comparable location, similar accommodation, inferior interior, inferior land, parking.