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	13 Hillside Terrace, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,400,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2025: \$1,400,000



Property Type: House
Agent Comments

3 bedroom, 2 bathroom home.

Comparable Properties



163 The Parade ASCOT VALE 3032 (REI/VG)

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3







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







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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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