

# 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 Regent Street, 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 \$1,532,500

Property Type House

Suburb Ascot Vale

Period - From 01/01/2025

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	42 Charles St ASCOT VALE 3032	\$1,250,000	31/03/2025
2	176 Epsom Rd ASCOT VALE 3032	\$1,275,000	23/04/2025
3	15 Federation St ASCOT VALE 3032	\$1,400,000	30/04/2025

**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:

13/05/2025 14:41



4 2 2

**Property Type:** House  
**Land Size:** 478 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
March quarter 2025: \$1,532,500

## Comparable Properties



**42 Charles St ASCOT VALE 3032 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House  
**Land Size:** 430 sqm approx



**176 Epsom Rd ASCOT VALE 3032 (REI)**

**Agent Comments**

5 1 3

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 23/04/2025  
**Property Type:** House



**15 Federation St ASCOT VALE 3032 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2025  
**Property Type:** House (Res)  
**Land Size:** 404 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655