## 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 Regent Street, 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	\$1,532,500	Pro	perty 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

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

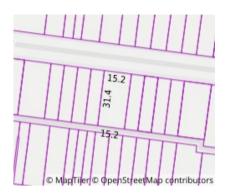
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 14:41



Date of sale







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)

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



176 Epsom Rd ASCOT VALE 3032 (REI)

Agent Comments

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



15 Federation St ASCOT VALE 3032 (REI)

Price: \$1,400,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: House (Res) Land Size: 404 sqm approx **Agent Comments** 

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