

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

17/100 Union Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$580,500

Property Type Unit

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	14/57 Homer St MOONEE PONDS 3039	\$520,000	15/07/2026
2	14/7 Rankins Rd KENSINGTON 3031	\$545,000	15/06/2026
3	302/535 Mt Alexander Rd MOONEE PONDS 3039	\$535,000	06/03/2026

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:

01/09/2026 10:22

17/100 Union Road, Ascot Vale Vic 3032



 2  1  1

Property Type:

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending June 2026: \$580,500

Comparable Properties



14/57 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 15/07/2026

Property Type: Apartment

Land Size: 87 sqm approx



14/7 Rankins Rd KENSINGTON 3031 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment



302/535 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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