

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

17/32 Fisher Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2026

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	13 The Grove ASCOT VALE 3032	\$1,537,000	30/05/2026
2	35-37 Wakefield St KENSINGTON 3031	\$1,580,000	02/05/2026
3	28 Rosamond Rd MARIBYRNONG 3032	\$1,412,000	17/03/2026

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:

21/07/2026 14:42

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 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,520,000

Comparable Properties



13 The Grove ASCOT VALE 3032 (REI)

Agent Comments

 3  2  2

Price: \$1,537,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



35-37 Wakefield St KENSINGTON 3031 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000

Method: Private Sale

Date: 02/05/2026

Property Type: Townhouse (Res)



28 Rosamond Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,412,000

Method: Auction Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 428 sqm approx

Account - Whitefox Real Estate | P: 96459699