

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

2/132 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$576,803

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2025

to

31/03/2026

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	3/64 Ardmillan Rd MOONEE PONDS 3039	\$712,500	26/03/2026
2	9/67-69 Eglinton St MOONEE PONDS 3039	\$700,000	14/02/2026
3	3/12 Ardmillan Rd MOONEE PONDS 3039	\$650,000	29/11/2025

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:

18/04/2026 15:21



Property Type: Villa

Land Size: 236 approx sqm approx

Agent Comments

Spacious villa (1 of only 2) at rear of block with generous outdoor space.

Comparable Properties



3/64 Ardmillan Rd MOONEE PONDS 3039 (REI)



Price: \$712,500

Method: Auction Sale

Date: 26/03/2026

Property Type: Unit

Agent Comments

Villa unit in superior location with inferior backyard space.



9/67-69 Eglinton St MOONEE PONDS 3039 (REI)



Price: \$700,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Agent Comments

Superior location. Smaller floorplan over 2 levels with good courtyard.



3/12 Ardmillan Rd MOONEE PONDS 3039 (REI/VG)



Price: \$650,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 1279 sqm approx

Agent Comments

Superior location. Comparable accommodation (smaller internal space) and comparable outdoor space.