

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

2/14 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$920,000

Property Type

Townhouse

Suburb

Ascot Vale

Period - From

02/04/2025

to

01/04/2026

Source

Property Data

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	14/37 Ascot Vale Rd ASCOT VALE 3032	\$670,000	02/02/2026
2	2/28 Sandown Rd ASCOT VALE 3032	\$635,000	28/01/2026
3	46 Mcnamara Mews KENSINGTON 3031	\$675,000	15/11/2025

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:

02/04/2026 12:16



Property Type: Townhouse (Res)

Agent Comments

Two bedroom townhouse, one bathroom and one undercover carspace.

Comparable Properties



14/37 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)



Price: \$670,000

Method: Private Sale

Date: 02/02/2026

Property Type: Townhouse (Res)

Land Size: 157 sqm approx

Agent Comments

Similar accommodation (one more bathroom) and location.



2/28 Sandown Rd ASCOT VALE 3032 (REI/VG)



Price: \$635,000

Method: Private Sale

Date: 28/01/2026

Property Type: Townhouse (Res)

Agent Comments

Similar accommodation and location. More modern condition



46 Mcnamara Mews KENSINGTON 3031 (REI/VG)



Price: \$675,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 62 sqm approx

Agent Comments

Similar accommodation and internal condition