

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

2/19 Roxburgh Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$450,000 & \$490,000

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	7/11 Chatham St FLEMINGTON 3031	\$503,000	18/04/2026
2	7/90 Roseberry St ASCOT VALE 3032	\$490,000	03/03/2026
3	2/103 The Parade ASCOT VALE 3032	\$469,000	11/12/2025

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:

30/04/2026 12:02

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending March 2026: \$576,803



2 1 1

Property Type: Apartment

Agent Comments

Ground level apartment on Rothwell Hill.

Comparable Properties



7/11 Chatham St FLEMINGTON 3031 (REI)

2 1 1

Price: \$503,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment

Agent Comments

Larger living area. Similar era of build.



7/90 Roseberry St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: \$490,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment

Agent Comments

Superior renovation. Inferior location.



2/103 The Parade ASCOT VALE 3032 (REI/VG)

2 1 1

Price: \$469,000

Method: Auction Sale

Date: 11/12/2025

Property Type: Unit

Agent Comments

Comparable accommodation. Inferior location. Inferior fit out. Offered an outdoor space.