

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

2/32 Fisher Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$935,000 Property Type Townhouse Suburb Ascot Vale

Period - From 20/07/2025 to 19/07/2026 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	10/26 Sandown Rd ASCOT VALE 3032	\$840,000	19/06/2026
2	4/33 Sandown Rd ASCOT VALE 3032	\$950,000	23/05/2026
3	1/62 Epsom Rd ASCOT VALE 3032	\$939,000	02/04/2026

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:

20/07/2026 22:07

Jerome Feery

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0438 733 803

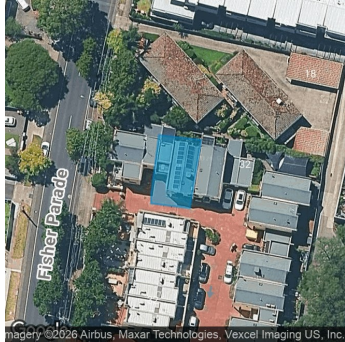
jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$925,000

Median Townhouse Price

20/07/2025 - 19/07/2026: \$935,000



3 2 1

Property Type: Townhouse

Agent Comments

Updated townhouse with study.

Comparable Properties



10/26 Sandown Rd ASCOT VALE 3032 (REI)

3 3 2

Price: \$840,000

Method: Sold Before Auction

Date: 19/06/2026

Property Type: Townhouse (Res)

Agent Comments

Inferior location with reverse living.
Additional bathroom.



4/33 Sandown Rd ASCOT VALE 3032 (REI)

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/05/2026

Property Type: Townhouse (Single)

Agent Comments

Newer build Inferior location with
reverse living. Comparable
accommodation.



1/62 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 1

Price: \$939,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Single)

Agent Comments

Comparable location and
accommodation. Backyard offered
inground pool and ROW access.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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