

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

2/79 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$580,500 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2025 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	2/55 Dover St FLEMINGTON 3031	\$540,000	04/07/2026
2	12/97-99 Epsom Rd ASCOT VALE 3032	\$510,000	10/06/2026
3	6/28 North St ASCOT VALE 3032	\$485,000	01/06/2026

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:

27/07/2026 21:13



Property Type: Apartment

Agent Comments

Ground floor apartment with courtyard.

Comparable Properties



2/55 Dover St FLEMINGTON 3031 (REI)



Price: \$540,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment

Agent Comments

Further advanced, ground floor apartment offering a larger floorplan.



12/97-99 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$510,000

Method: Private Sale

Date: 10/06/2026

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable accommodation. Inferior location and more dense complex.

6/28 North St ASCOT VALE 3032 (REI/VG)



Price: \$485,000

Method: Private Sale

Date: 01/06/2026

Rooms: 3

Property Type: Unit

Agent Comments

Similar era of build. Superior location. Inferior fitout and no outdoor area.