

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

20 Angler Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/01/2025

to 31/12/2025

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.

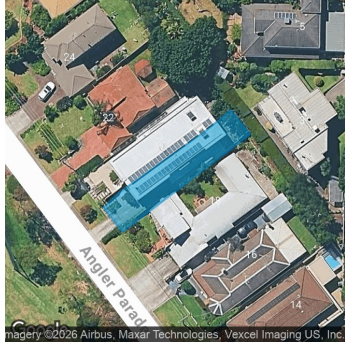
	Address of comparable property	Price	Date of sale
1	40a Charles St ASCOT VALE 3032	\$1,690,000	15/11/2025
2	15 Epsom Rd ASCOT VALE 3032	\$1,550,000	06/11/2025
3	3a Sussex St MOONEE PONDS 3039	\$1,775,000	05/11/2025

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:

16/03/2026 22:31



Property Type: House

Agent Comments

Comparable Properties



40a Charles St ASCOT VALE 3032 (REI/VG)



Price: \$1,690,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 313 sqm approx

Agent Comments

Comparable accommodation and location.



15 Epsom Rd ASCOT VALE 3032 (REI/VG)



Price: \$1,550,000

Method: Private Sale

Date: 06/11/2025

Rooms: 6

Property Type: House (Res)

Land Size: 259 sqm approx

Agent Comments

Comparable accommodation. Less advanced/smaller property with less parking. Inferior location.



3a Sussex St MOONEE PONDS 3039 (REI/VG)



Price: \$1,775,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Townhouse (Res)

Land Size: 317 sqm approx

Agent Comments

Newer home with comparable accommodation.