

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

201/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Flemington

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

110/600 EPSOM ROAD FLEMINGTON VIC 3031	\$530,000	11-Jun-26
213/600 EPSOM ROAD FLEMINGTON VIC 3031	\$530,000	11-Jun-26
305/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$545,000	04-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 07 August 2026



**110/600 EPSOM ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

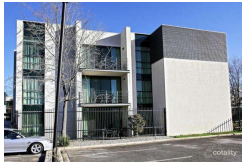
\$530,000

Sold Date

11-Jun-26

Distance

0.26km



**213/600 EPSOM ROAD
FLEMINGTON VIC 3031**

 2  2  1

Sold Price

Sold Date

11-Jun-26

Distance

0.26km



**305/26 LEONARD CRESCENT
ASCOT VALE VIC 3032**

 2  2  1

Sold Price

\$545,000

Sold Date

04-Jun-26

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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