

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

201/8 Burrowes Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Ascot Vale

Period - From 13/04/2025

to

12/04/2026

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	221/40 Hall St MOONEE PONDS 3039	\$712,500	26/02/2026
2	32/100-104 Union Rd ASCOT VALE 3032	\$790,000	21/02/2026
3	10/72-88 Newmarket St FLEMINGTON 3031	\$748,000	29/01/2026

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:

13/04/2026 11:37



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Modern apartment with an updated kitchen.

Comparable Properties



221/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$712,500

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment

Agent Comments

Comparable accommodation. More recent build in a larger apartment complex.



32/100-104 Union Rd ASCOT VALE 3032 (REI)



Price: \$790,000

Method: Private Sale

Date: 21/02/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and location. Superior outdoor space and superior outlook.



10/72-88 Newmarket St FLEMINGTON 3031 (REI)



Price: \$748,000

Method: Sold Before Auction

Date: 29/01/2026

Property Type: Apartment

Agent Comments

Older building. Comparable accommodation.