

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

216 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,387,500

Property Type

House

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	14 Mulgrave St KENSINGTON 3031	\$910,000	24/06/2026
2	42 Ascot Vale Rd FLEMINGTON 3031	\$899,000	04/05/2026
3	226 Ascot Vale Rd ASCOT VALE 3032	\$860,000	25/03/2026

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:

14/08/2026 00:17



2 1 0

Property Type: House (Res)

Land Size: 131 approx. sqm approx

Agent Comments

Single level Victorian terrace

Comparable Properties



14 Mulgrave St KENSINGTON 3031 (REI)

2 1 -

Price: \$910,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)

Agent Comments

Comparable land and accommodation.



42 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

2 1 1

Price: \$899,000

Method: Private Sale

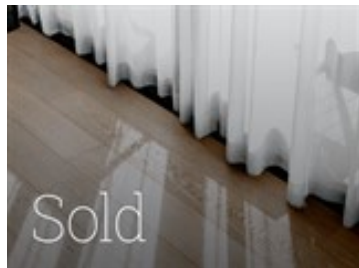
Date: 04/05/2026

Property Type: House (Res)

Land Size: 221 sqm approx

Agent Comments

Inferior location. Comparable accommodation.



226 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

2 1 2

Price: \$860,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 256 sqm approx

Agent Comments

Positioned in the same street a few homes up. Less period charm however offered off street parking.