

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

22 Station Avenue, 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	65 Dover St FLEMINGTON 3031	\$821,000	19/07/2026
2	14 Mulgrave St KENSINGTON 3031	\$910,000	24/06/2026
3	9 Newton Pde MOONEE PONDS 3039	\$967,500	15/06/2026

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:

27/08/2026 09:19

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending June 2026: \$1,387,500

 2  1  1

Rooms: 5

Property Type: House

Agent Comments

Net & tidy converted shop front offering 2 bed, 1 bath & 1 car from ROW. North facing backyard.



Comparable Properties



65 Dover St FLEMINGTON 3031 (REI)

 2  1  -

Price: \$821,000

Method: Private Sale

Date: 19/07/2026

Property Type: House (Res)

Land Size: 258 sqm approx

Agent Comments

Has 1 less room & no parking.



14 Mulgrave St KENSINGTON 3031 (REI)

 2  1  -

Price: \$910,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)

Agent Comments

Has 1 less room & no parking.



9 Newton Pde MOONEE PONDS 3039 (REI/VG)

 2  1  -

Price: \$967,500

Method: Private Sale

Date: 15/06/2026

Rooms: 4

Property Type: House (Res)

Land Size: 133 sqm approx

Agent Comments

Has 1 less room & no parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555