

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

247 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	47 St Leonards Rd ASCOT VALE 3032	\$1,220,000	27/06/2026
2	43 Scotia St MOONEE PONDS 3039	\$1,250,000	30/05/2026
3	89 Epsom Rd ASCOT VALE 3032	\$1,350,000	16/05/2026

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:

28/07/2026 00:43

Jerome Feery

(03) 8378 0514

0438 733 803

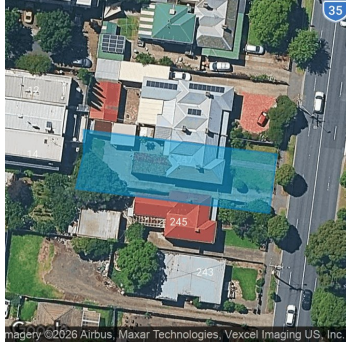
jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

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



3
 1
 3

Property Type: House**Land Size:** 598 approx. sqm approx**Agent Comments**

Semi attached Hawthorn Brick on generous allotment of land.

Comparable Properties

**47 St Leonards Rd ASCOT VALE 3032 (REI)**

3
 1
 1

Price: \$1,220,000**Method:** Auction Sale**Date:** 27/06/2026**Property Type:** House (Res)**Land Size:** 348 sqm approx**Agent Comments**

Comparable accommodation. Inferior land. Superior location.

**43 Scotia St MOONEE PONDS 3039 (REI)**

2
 1
 1

Price: \$1,250,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Agent Comments**

Comparable accommodation and location. Freestanding with ROW access. Inferior land.

**89 Epsom Rd ASCOT VALE 3032 (REI/VG)**

3
 1
 2

Price: \$1,350,000**Method:** Auction Sale**Date:** 16/05/2026**Property Type:** House (Res)**Land Size:** 735 sqm approx**Agent Comments**

Comparable accommodation and location. Superior land.

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