

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

25/37 ASCOT VALE ROAD ASCOT VALE VIC 3032

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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,800

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Sep 2025

to

31 Aug 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

16/8 HOWLETT STREET KENSINGTON VIC 3031	\$540,000	26-Mar-26
1/30 ORMOND ROAD ASCOT VALE VIC 3032	\$550,000	24-Jun-26
21/37 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$570,000	19-Aug-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: 15 September 2026

16/8-32 Howlett Street, Kensington

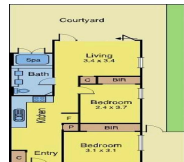


16/8 HOWLETT STREET KENSINGTON VIC 3031

Sold Price **\$540,000** Sold Date **26-Mar-26**

Distance **0.72km**

2 1 1



1/30 ORMOND ROAD ASCOT VALE VIC 3032

Sold Price **\$550,000** Sold Date **24-Jun-26**

Distance **1.4km**

2 1 1



21/37 ASCOT VALE ROAD ASCOT VALE VIC 3032

Sold Price ^{RS} **\$570,000** Sold Date **19-Aug-26**

Distance **0km**

2 1 2

RS = Recent sale

UN = Undisclosed Sale

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