

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

281 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/04/2026

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	59 Mirams St ASCOT VALE 3032	\$835,000	29/03/2026
2	252 Ascot Vale Rd ASCOT VALE 3032	\$844,000	20/03/2026
3			

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:

07/09/2026 10:04

Tim Ash
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Indicative Selling Price

\$790,000 - \$850,000

Median House Price

June quarter 2026: \$1,370,000



3 bedrooms 1 bathroom 1 car space

Property Type: House

Land Size: 272 sqm approx

Agent Comments

semi attached single front 3 bedroom original home.

Comparable Properties



59 Mirams St ASCOT VALE 3032 (REI/VG)

3 bedrooms 1 bathroom 1 car space

Price: \$835,000

Method: Private Sale

Date: 29/03/2026

Property Type: House

Land Size: 264 sqm approx

Agent Comments

Original home in a superior location, it is a weatherboard in original condition, a single front like ours in original condition like ours also.



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

3 bedrooms 1 bathroom 2 car spaces

Price: \$844,000

Method: Auction Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 293 sqm approx

Agent Comments

brick home on the same street, 3 bedrooms 1 bathroom on slightly larger land. Home has been slightly upgraded also.

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.

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