

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

2c Francis Street, Ascot Vale Vic 3032

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	2	2	1	88	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$770,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	11a Newsom St ASCOT VALE 3032				
Sale price	\$820,000	Date of sale	24/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	2	1	N/A	N/A

Comparable property 2

Address	5 Merino Mews KENSINGTON 3031				
Sale price	\$830,000	Date of sale	21/07/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	1	N/A	N/A

Comparable property 3

Address	3/79 Wilson St MOONEE PONDS 3039				
Sale price	\$765,000	Date of sale	11/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	1	1	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=47c8565c0570a767cf566fb3f090f7a5>

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2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

01/10/2025 - 30/09/2026: \$920,000

Brand-new and beautifully considered, this sophisticated residence pairs refined design with effortless functionality. A flexible floorplan features two bedrooms, two bathrooms, secure garage, full ILVE kitchen and sun-drenched living opening to a balcony with sunset and skyline views. Engineered oak floors, reverse-cycle heating/cooling and premium finishes complete the home, moments from shops, schools, trams and the CBD.

Comparable Properties



11a Newsom St ASCOT VALE 3032 (REI)

2 2 1

Price: \$820,000

Method: Private Sale

Date: 24/08/2026

Property Type: Townhouse (Res)

Agent Comments

Superior condition and location. Also has additional roof top/larger balcony.



5 Merino Mews KENSINGTON 3031 (REI)

3 2 1

Price: \$830,000

Method: Private Sale

Date: 21/07/2026

Property Type: Townhouse (Res)

Agent Comments

Superior floorplan (Not reverse living) and larger internal size. Additional bedroom.



3/79 Wilson St MOONEE PONDS 3039 (REI)

2 1 1

Price: \$765,000

Method: Private Sale

Date: 11/06/2026

Property Type: Townhouse (Res)

Agent Comments

Inferior condition however has more outdoor space.

Account - Whitefox Real Estate | P: 96459699



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