

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

3/44 North Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$576,803

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2025

to

31/03/2026

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	2/19 Roxburgh St ASCOT VALE 3032	\$520,000	18/05/2026
2	4/37 Flemington St TRAVANCORE 3032	\$519,000	24/04/2026
3	10/103-107 The Parade ASCOT VALE 3032	\$525,000	16/04/2026

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:

28/05/2026 22:15

Jerome Feery

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2026: \$576,803



2 1 1

Property Type: Apartment

Agent Comments

Fully renovated apartment in boutique block.

Comparable Properties



2/19 Roxburgh St ASCOT VALE 3032 (REI)

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 18/05/2026

Property Type: Apartment

Agent Comments

Superior location. Inferior renovation.



4/37 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Price: \$519,000

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment

Agent Comments

Inferior location. Inferior renovation.



10/103-107 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: \$525,000

Method: Private Sale

Date: 16/04/2026

Property Type: Apartment

Agent Comments

Comparable location. Inferior fitout.

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