

# 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

326 Ascot Vale Road, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### 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 | 65 Dover St FLEMINGTON 3031      | \$821,000 | 22/07/2026   |
| 2 | 93 Canterbury St FLEMINGTON 3031 | \$860,000 | 02/05/2026   |
| 3 | 1 Smith St MOONEE PONDS 3039     | \$825,000 | 27/04/2026   |

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:

10/08/2026 15:35

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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 205 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
June quarter 2026: \$1,370,000

The third bedroom is a flexi room which is why I included 2-bedroom single fronts as comparable. Also being a main road location and no ROW can have an impact on what a buyer is prepared to pay. 324 Ascot Vale Road Moonee Ponds is also for sale and is a larger offering, they have a price range of \$880,000 - \$950,000. Been on the market for 43 days so far.

## Comparable Properties



**65 Dover St FLEMINGTON 3031 (REI)**

2 1 -

**Price:** \$821,000  
**Method:** Private Sale  
**Date:** 22/07/2026  
**Property Type:** House  
**Land Size:** 258 sqm approx

**Agent Comments**

period brick frontage, similar land size, located in the neighbouring suburb. Has 2 proper bedrooms and no parking.



**93 Canterbury St FLEMINGTON 3031 (REI/VG)**

2 1 -

**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House  
**Land Size:** 219 sqm approx

**Agent Comments**

Period brick frontage on smaller land in the neighbouring suburb. Canterbury Street is treelined and not as busy as Ascot Vale Road.



**1 Smith St MOONEE PONDS 3039 (REI/VG)**

2 1 -

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** House (Res)  
**Land Size:** 111 sqm approx

**Agent Comments**

Smaller than our property, on smaller land also. 2 bedroom 1 bathroom with no car space. However it isn't on a main road.

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