

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

4/146 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$760,000

&

\$835,000

Median sale price

Median price \$937,000

Property Type Townhouse

Suburb Ascot Vale

Period - From 07/07/2025

to

06/07/2026

Source Property Data

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	2b Argyle St MOONEE PONDS 3039	\$815,000	20/05/2026
2	186 Stockmans Way KENSINGTON 3031	\$780,000	02/04/2026
3	32 Gladstone St MOONEE PONDS 3039	\$826,000	31/03/2026

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:

07/07/2026 15:55

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Indicative Selling Price

\$760,000 - \$835,000

Median Townhouse Price

07/07/2025 - 06/07/2026: \$937,000



2 2 1

Property Type: Townhouse

Agent Comments

3 level townhouse, 2 bedroom, study, 2 bathrooms and one car garage.

Comparable Properties



2b Argyle St MOONEE PONDS 3039 (REI)

2 2 1

Price: \$815,000

Method: Private Sale

Date: 20/05/2026

Property Type: Townhouse (Res)

Agent Comments

Similar accommodation and internal condition.



186 Stockmans Way KENSINGTON 3031 (REI/VG)

2 2 1

Price: \$780,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Res)

Land Size: 73 sqm approx

Agent Comments

Similar accommodation and internal condition.



32 Gladstone St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$826,000

Method: Private Sale

Date: 31/03/2026

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 52 sqm approx

Agent Comments

Similar accommodation and internal condition.

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