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	4/43 Bank Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $920,000 Property Type Townhouse Suburb Ascot Vale

Period - From 23/09/2025 to 22/09/2026 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	6/445 Brunswick Rd BRUNSWICK WEST 3055	$745,000	12/08/2026
2	1/16 Turner St MOONEE PONDS 3039	$770,000	07/08/2026
3	6/9 The Strand MOONEE PONDS 3039	$800,000	01/07/2026

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: 23/09/2026 15:17

4/43 Bank Street, Ascot Vale Vic 3032

JellisCraig

Jerome Feery
(03) 8378 0514
0438 733 803
jeromefeery@jelliscraig.com.au

2 1 1

Property Type: Townhouse (Res)

Indicative Selling Price
$730,000 - $790,000
Median Townhouse Price
23/09/2025 - 22/09/2026: $920,000

Agent Comments

Renovated townhouse with generous courtyard, secure car garage and positioned in a boutique complex.

Comparable Properties

6/445 Brunswick Rd BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $745,000
Method: Private Sale
Date: 12/08/2026
Property Type: Townhouse (Res)

Agent Comments

Comparable era of build and accommodation throughout. Less advanced renovation.

1/16 Turner St MOONEE PONDS 3039 (REI)

2 1 2

Price: $770,000
Method: Private Sale
Date: 07/08/2026
Property Type: Unit

Agent Comments

Further advanced renovation with additional parking. inferior location.

6/9 The Strand MOONEE PONDS 3039 (REI)

2 1 1

Price: $800,000
Method: Private Sale
Date: 01/07/2026
Property Type: Unit
Land Size: 94 sqm approx

Agent Comments

Superior location and renovation. Inferior outdoor area.

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

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.