

## 4 Railway Place East, Ascot Vale Vic 3032



**3 Bed 2 Bath 2 Car**  
**Property Type:** House  
**Indicative Selling Price**  
 \$980,000 - \$1,050,000  
**Median House Price**  
 March quarter 2024: \$1,446,000

## Comparable Properties



**29 Milton Street, Ascot Vale 3032 (REI/VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,046,000  
**Method:** Sold Before Auction  
**Date:** 04/03/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Comparable location opposite train. Comparable presentation, Comparable size



**11 Haven Crescent, Ascot Vale 3032 (REI/VG)**  
**3 Bed 2 Bath 1 Car**  
**Price:** \$1,045,000  
**Method:** Sold Before Auction  
**Date:** 18/01/2024  
**Property Type:** House (Res)  
**Land Size:** 170 sqm approx  
**Agent Comments:** Superior location Inferior size, comparable presentation



**1/11 Sandown Road, Ascot Vale 3032 (REI/VG)**  
**3 Bed 3 Bath 2 Car**  
**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Inferior location, inferior presentation, comparable size

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

4 Railway Place East, Ascot Vale Vic 3032

#### Indicative selling price

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

Range between \$980,000 & \$1,050,000

#### Median sale price

Median price \$1,446,000 House x Suburb Ascot Vale

Period - From 01/01/2024 to 31/03/2024 Source REIV

#### Comparable property sales

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
29 Milton Street, ASCOT VALE 3032	\$1,046,000	04/03/2024
11 Haven Crescent, ASCOT VALE 3032	\$1,045,000	18/01/2024
1/11 Sandown Road, ASCOT VALE 3032	\$935,000	26/02/2024

This Statement of Information was prepared on:

11/06/2024 09:57