

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

41 Hunt Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,297,500

Property Type House

Suburb Ascot Vale

Period - From 01/01/2026

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	18 Levien St ESSENDON 3040	\$1,800,000	14/03/2026
2	172 The Parade ASCOT VALE 3032	\$1,805,000	02/03/2026
3	30 Myross Av ASCOT VALE 3032	\$1,850,000	17/02/2026

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:

13/04/2026 14:27

Adam Hicks

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

March quarter 2026: \$1,297,500



3 2 2

Property Type: House (Res)

Land Size: 496 sqm approx

Agent Comments

Modern three bedroom California Bungalow, two bathroom and two off street carports.

Comparable Properties



18 Levien St ESSENDON 3040 (REI)

3 2 1

Price: \$1,800,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 322 sqm approx

Agent Comments

Similar accommodation and condition (one less off street carpark), inferior land size.



172 The Parade ASCOT VALE 3032 (REI)

4 2 -

Price: \$1,805,000

Method: Sold Before Auction

Date: 02/03/2026

Property Type: House (Res)

Agent Comments

Similar accommodation and condition (one more bedroom, no off street carparking)



30 Myross Av ASCOT VALE 3032 (REI)

3 2 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 17/02/2026

Property Type: House (Res)

Agent Comments

Similar accommodation and condition, inferior land size.

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