

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

45 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Ascot Vale

Period - From

01/04/2025

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	7 Marwick St FLEMINGTON 3031	\$1,350,000	28/05/2026
2	9 Geddes St ASCOT VALE 3032	\$1,450,000	27/04/2026
3	12 Marwick St FLEMINGTON 3031	\$1,390,000	23/04/2026

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:

22/06/2026 10:56



3 1 1

Property Type: House

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



7 Marwick St FLEMINGTON 3031 (REI)

3 1 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 28/05/2026

Property Type: House (Res)

Land Size: 266 sqm approx

Agent Comments

Similar accommodation.



9 Geddes St ASCOT VALE 3032 (REI)

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 27/04/2026

Property Type: House

Agent Comments

Comparable location.



12 Marwick St FLEMINGTON 3031 (REI)

3 1 1

Price: \$1,390,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Agent Comments

Similar accommodation.