

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	5/26 Leonard Crescent, Ascot Vale Vic 3032
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Indicative selling price

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

Range between	\$395,000	&	\$420,000
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Median sale price

Median price	\$680,000	Property Type	Unit	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	406/54 La Scala Av MARIBYRNONG 3032	\$420,000	17/04/2026
2	1816/1 Ascot Vale Rd FLEMINGTON 3031	\$399,000	23/03/2026
3	210/8 Burrowes St ASCOT VALE 3032	\$403,000	23/02/2026

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: 14/05/2026 10:59



1 bed 1 bath 1 car

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$395,000 - \$420,000

Median Unit Price

March quarter 2026: \$680,000

Comparable Properties



406/54 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$420,000
Method: Private Sale
Date: 17/04/2026
Rooms: 2
Property Type: Apartment



1816/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$399,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment



210/8 Burrowes St ASCOT VALE 3032 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$403,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300