

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

63 The Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Ascot Vale

Period - From 01/01/2025

to 31/12/2025

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	15 Grandison St MOONEE PONDS 3039	\$1,725,000	03/03/2026
2	40a Charles St ASCOT VALE 3032	\$1,690,000	15/11/2025
3	15 Epsom Rd ASCOT VALE 3032	\$1,550,000	06/11/2025

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:

13/03/2026 00:50

Jerome Feery

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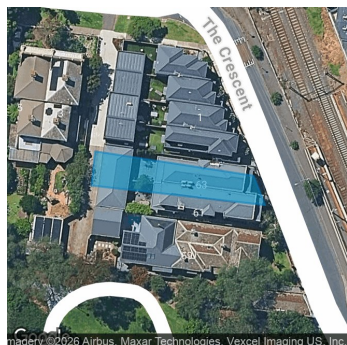
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Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

Year ending December 2025: \$1,400,000


 4
  2
  2
Property Type: House (Res)**Land Size:** 265 approx. sqm approx**Agent Comments**

Double story terrace home with balcony and ROW access next to Rothwell Park

Comparable Properties

**15 Grandison St MOONEE PONDS 3039 (REI)**
 4
  2
  2
Price: \$1,725,000**Method:** Sold Before Auction**Date:** 03/03/2026**Property Type:** House**Agent Comments**

Comparable land and accommodation.

**40a Charles St ASCOT VALE 3032 (REI/VG)**
 4
  2
  2
Price: \$1,690,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 313 sqm approx**Agent Comments**

Superior land. Inferior location. Comparable accommodation throughout. .

**15 Epsom Rd ASCOT VALE 3032 (REI/VG)**
 4
  3
  1
Price: \$1,550,000**Method:** Private Sale**Date:** 06/11/2025**Rooms:** 6**Property Type:** House (Res)**Land Size:** 259 sqm approx**Agent Comments**

Comparable land size and accommodation. Inferior location.

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