

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

64 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,387,500

Property Type House

Suburb Ascot Vale

Period - From 01/07/2025

to

30/06/2026

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	8 Collett St KENSINGTON 3031	\$990,000	30/04/2026
2	2 The Parade ASCOT VALE 3032	\$1,060,000	21/04/2026
3	32 Collett St KENSINGTON 3031	\$990,000	18/04/2026

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:

27/08/2026 16:24

64 Francis Street, Ascot Vale Vic 3032



Property Type: House (Previously Occupied - Detached)

Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending June 2026: \$1,387,500

Comparable Properties



8 Collett St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 30/04/2026

Property Type: House

Land Size: 143 sqm approx



2 The Parade ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 21/04/2026

Property Type: House (Res)

Land Size: 200 sqm approx



32 Collett St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 166 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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