

# 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

68 Ascot Vale Road, Flemington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$1,098,000

Property Type

House

Suburb

Flemington

Period - From

01/04/2024

to

31/03/2025

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	20 Edinburgh St FLEMINGTON 3031	\$760,000	05/04/2025
2	173 Ascot Vale Rd ASCOT VALE 3032	\$850,000	25/03/2025
3	64 Ascot Vale Rd FLEMINGTON 3031	\$780,000	01/03/2025

**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:

04/06/2025 11:19

68 Ascot Vale Road, Flemington Vic 3031

**Jellis  
Craig**

Jerome Feery  
(03) 8378 0514  
0438 733 803

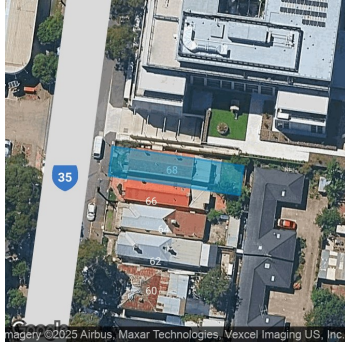
jeromefeery@jellisrcraig.com.au

**Indicative Selling Price**

\$790,000 - \$840,000

**Median House Price**

Year ending March 2025: \$1,098,000



**Property Type:** House (Res)

**Agent Comments**

2 bedroom, 1 bathroom home.

## Comparable Properties



**20 Edinburgh St FLEMINGTON 3031 (REI)**



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Agent Comments**

Comparable location, extra accommodation, inferior interior, similar land size.



**173 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)**



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 25/03/2025

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

**Agent Comments**

Comparable location, extra accommodation, inferior interior, superior land size, more parking.



**64 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)**



**Price:** \$780,000

**Method:** Private Sale

**Date:** 01/03/2025

**Property Type:** House

**Land Size:** 211 sqm approx

**Agent Comments**

Comparable location, extra accommodation, inferior interior, similar land size.

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



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