

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

7/156-160 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$1,010,000 Property Type Townhouse Suburb Flemington

Period - From 03/09/2025 to 02/09/2026 Source Property Data

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	3/91 Epsom Rd ASCOT VALE 3032	\$665,000	25/07/2026
2	17/95 Union Rd ASCOT VALE 3032	\$600,000	17/06/2026
3	5/127 Union Rd ASCOT VALE 3032	\$630,000	22/05/2026

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:

03/09/2026 22:56

Jerome Feery
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Indicative Selling Price

\$600,000 - \$660,000

Median Townhouse Price

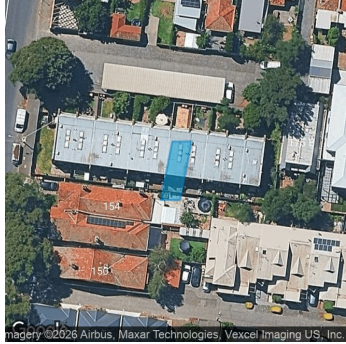
03/09/2025 - 02/09/2026: \$1,010,000

 2  2  1

Property Type: Townhouse

Agent Comments

Older style walk up townhouse with front and rear courtyard and undercover carport.



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Comparable Properties



3/91 Epsom Rd ASCOT VALE 3032 (REI)

 2  1  2

Price: \$665,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Villa

Agent Comments

Comparable accommodation.
Additional parking/lacking 2nd bathroom.



17/95 Union Rd ASCOT VALE 3032 (REI/VG)

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment

Agent Comments

More modern style townhouse
positioned in an apartment complex.
Inferior outdoor spaces and lacking
2nd bathroom.



5/127 Union Rd ASCOT VALE 3032 (REI/VG)

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment

Agent Comments

More modern townhouse in an
apartment complex. Inferior outdoor
area and lacking 2nd bathroom.

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