

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

9/12 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$335,000

&

\$355,500

Median sale price

Median price

\$576,803

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2025

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	1307/1 Ascot Vale Rd FLEMINGTON 3031	\$365,000	05/05/2026
2	4/133 Epsom Rd ASCOT VALE 3032	\$330,000	28/04/2026
3	715/1 Ascot Vale Rd FLEMINGTON 3031	\$370,000	20/03/2026

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:

20/05/2026 15:40

Jerome Feery
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Indicative Selling Price

\$335,000 - \$355,500

Median Unit Price

Year ending March 2026: \$576,803



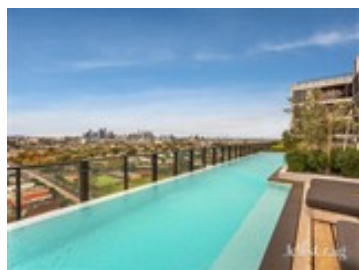
Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Apartment with balcony and car stacker.

Comparable Properties



1307/1 Ascot Vale Rd FLEMINGTON 3031 (REI)



Price: \$365,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment

Agent Comments

Superior location. Comparable accommodation.



4/133 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$330,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment

Agent Comments

Inferior location. Comparable accommodation. Older style building.



715/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Price: \$370,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment

Agent Comments

Superior location. Comparable accommodation.

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