

# 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

10 Nairn Avenue, Ascot Vale Vic 3032

### Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

### 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	80 South St ASCOT VALE 3032	\$2,225,000	28/11/2025
2	11 Hudson St MOONEE PONDS 3039	\$2,350,000	13/11/2025
3	165 Epsom Rd FLEMINGTON 3031	\$2,115,000	29/10/2025

**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 13:46



**Rooms:** 12  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,050,000 - \$2,250,000  
**Median House Price**  
Year ending December 2025: \$1,400,000

## Comparable Properties



**80 South St ASCOT VALE 3032 (REI/VG)**

**Agent Comments**



**Price:** \$2,225,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx



**11 Hudson St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**



**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx



**165 Epsom Rd FLEMINGTON 3031 (REI/VG)**

**Agent Comments**



**Price:** \$2,115,000  
**Method:** Auction Sale  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655