

# 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

194A Ascot Vale Road, 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 \$1,190,000 & \$1,290,000

### Median sale price

Median price \$1,382,500 Property Type House Suburb Ascot Vale

Period - From 01/10/2025 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	79 Charles St ASCOT VALE 3032	\$1,280,000	11/12/2025
2	12c Station Av ASCOT VALE 3032	\$1,180,000	13/11/2025
3	95a Wilson St MOONEE PONDS 3039	\$1,200,000	09/11/2025

**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:

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**Property Type:** House (Res)

**Land Size:** 252 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,190,000 - \$1,290,000

**Median House Price**

December quarter 2025: \$1,382,500

## Comparable Properties



**79 Charles St ASCOT VALE 3032 (REI/VG)**

Agent Comments



**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 11/12/2025

**Property Type:** House (Res)

**Land Size:** 186 sqm approx



**12c Station Av ASCOT VALE 3032 (VG)**

Agent Comments



**Price:** \$1,180,000

**Method:** Sale

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 184 sqm approx



**95a Wilson St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 09/11/2025

**Property Type:** House (Res)

**Land Size:** 251 sqm approx

Account - Whitefox Real Estate | P: 96459699



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