

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

1/184 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$567,500 Property Type Unit 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	2/10 Scotia St MOONEE PONDS 3039	\$800,000	23/01/2026
2	3/7 Washington St ESSENDON 3040	\$800,000	16/01/2026
3	3/17 Geddes St ASCOT VALE 3032	\$831,000	06/12/2025

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:

24/02/2026 17:39

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Property Type: Unit (Res)

Agent Comments

Two bedroom villa unit, one bathroom and one off street carspace.

Indicative Selling Price

\$760,000 - \$820,000

Median Unit Price

December quarter 2025: \$567,500

Comparable Properties

**2/10 Scotia St MOONEE PONDS 3039 (REI/VG)**

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Price: \$800,000**Method:** Sold Before Auction**Date:** 23/01/2026**Property Type:** Unit

Agent Comments

Same accommodation and internal condition

**3/7 Washington St ESSENDON 3040 (REI/VG)**

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Price: \$800,000**Method:** Sold Before Auction**Date:** 16/01/2026**Property Type:** Unit

Agent Comments

Same accommodation and internal condition

**3/17 Geddes St ASCOT VALE 3032 (REI/VG)**

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Price: \$831,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** Villa

Agent Comments

Same accommodation and internal condition

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