

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

1c Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$926,000 Property Type Townhouse Suburb Ascot Vale

Period - From 23/02/2025 to 22/02/2026 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	6/69 Heller St BRUNSWICK WEST 3055	\$857,000	25/11/2025
2	1a Park St MOONEE PONDS 3039	\$942,500	13/11/2025
3	7/182 Pascoe Vale Rd MOONEE PONDS 3039	\$840,000	10/11/2025

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:

23/02/2026 12:03

Jerome Feery
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Indicative Selling Price

\$850,000 - \$890,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$926,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Architecturally designed townhouse.

Comparable Properties



6/69 Heller St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$857,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)

Agent Comments

Comparable accommodation. Inferior fitout.



1a Park St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$942,500

Method: Auction Sale

Date: 13/11/2025

Property Type: House (Res)

Land Size: 158 sqm approx

Agent Comments

Superior location with larger land. Inferior finishes throughout.



7/182 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$840,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: Townhouse (Res)

Agent Comments

Inferior location with an inferior floorplan. Comparable accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555