

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

17 Sanctuary Walk, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

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	111 Union Rd ASCOT VALE 3032	\$1,334,000	25/10/2025
2	9 Aspect Av ASCOT VALE 3032	\$1,330,000	15/10/2025
3	194 Maribyrnong Rd MOONEE PONDS 3039	\$1,440,000	03/09/2025

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:

07/02/2026 13:20

Jerome Feery
(03) 8378 0514
0438 733 803

jeromefeery@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending December 2025: \$1,400,000



4 3 2

Property Type: Strata
Unit/Townhouse - Conjoined

Agent Comments

Tri level residence at the end of row. Brilliant parkland and city views

Comparable Properties



111 Union Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Price: \$1,334,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 129 sqm approx

Agent Comments

Superior location and more recent fit out. Smaller home with 1 less bedroom and no outlook.



9 Aspect Av ASCOT VALE 3032 (REI/VG)

5 2 2

Price: \$1,330,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Land Size: 126 sqm approx

Agent Comments

Inferior condition. Comparable location.



194 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

4 3 2

Price: \$1,440,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: House (Res)

Land Size: 248 sqm approx

Agent Comments

Superior land size. Inferior location and outlook. Comparable accommodation.

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