

# 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

2/77 Epsom 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 \$830,000 & \$890,000

### Median sale price

Median price \$950,000 Property Type Townhouse Suburb Ascot Vale

Period - From 12/02/2025 to 11/02/2026 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	25 Fisher Pde ASCOT VALE 3032	\$935,000	13/12/2025
2	46 Epsom Rd ASCOT VALE 3032	\$920,000	01/11/2025
3	6/28-30 Langs Rd ASCOT VALE 3032	\$955,000	25/10/2025

**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:

12/02/2026 16:00

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**Indicative Selling Price**

\$830,000 - \$890,000

**Median Townhouse Price**

12/02/2025 - 11/02/2026: \$950,000



3   2   1

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 230 sqm approx

**Agent Comments**

Has renovated kitchen 5 years ago and updated outside gates.

## Comparable Properties



**25 Fisher Pde ASCOT VALE 3032 (REI)**

3   2   2

**Price:** \$935,000

**Method:** Private Sale

**Date:** 13/12/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Positioned in a superior location (riverside) with additional yard space. Comparable accommodation.



**46 Epsom Rd ASCOT VALE 3032 (REI/VG)**

3   2   3

**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 01/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 221 sqm approx

**Agent Comments**

Positioned on corner allotment with additional parking. Comparable accommodation throughout.



**6/28-30 Langs Rd ASCOT VALE 3032 (REI)**

3   2   1

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm approx

**Agent Comments**

Similar configuration with a smaller land component. More modern interiors and finishes. Comparable accommodation overall.

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



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