

# 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

70 Ormond 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)

Single price \$889,000

### 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	2 Collett St KENSINGTON 3031	\$915,000	23/01/2026
2	12 Lewis St FLEMINGTON 3031	\$901,000	13/12/2025
3	28 Church St FLEMINGTON 3031	\$905,000	11/11/2025

**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:

24/02/2026 17:08

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**Property Type:** House  
**Land Size:** 219 approx, sqm approx

#### Agent Comments

Retaining the distinctive architectural signature of its shopfront origins is this two-bedroom single-front home with generous backyard.

**Indicative Selling Price**  
\$889,000

**Median House Price**  
Year ending December 2025: \$1,400,000

## Comparable Properties



#### 2 Collett St KENSINGTON 3031 (REI/VG)

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**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** House  
**Land Size:** 112 sqm approx

#### Agent Comments

Comparable accommodation. Superior location. Smaller overall home and outdoor area



#### 12 Lewis St FLEMINGTON 3031 (REI)

 2  1  -

**Price:** \$901,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)

#### Agent Comments

Superior location. Inferior condition



#### 28 Church St FLEMINGTON 3031 (REI/VG)

 2  1  -

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 159 sqm approx

#### Agent Comments

Comparable accommodation (smaller home). Superior location. Inferior land size

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