

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

76 Kent Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$2,495,000

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	24 Francis St ASCOT VALE 3032	\$2,700,000	18/12/2025
2	17 Warrick St ASCOT VALE 3032	\$2,352,000	06/12/2025
3			

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 09:19



 5  4  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,495,000

Median House Price

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

Comparable Properties



24 Francis St ASCOT VALE 3032 (REI)

Agent Comments

 5  2  -

Price: \$2,700,000

Method: Private Sale

Date: 18/12/2025

Property Type: House (Res)



17 Warrick St ASCOT VALE 3032 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,352,000

Method: Sold Before Auction

Date: 06/12/2025

Property Type: House (Res)

Land Size: 674 sqm approx

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655