

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

3/54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$557,500

Property Type Unit

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	1/34 Fisher Pde ASCOT VALE 3032	\$670,000	08/12/2025
2	43A Epsom Rd ASCOT VALE 3032	\$717,000	11/11/2025
3	16b Calwell St KENSINGTON 3031	\$715,000	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:

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Indicative Selling Price

\$685,000

Median Unit Price

Year ending December 2025: \$557,500



2 2 1

Property Type: Strata Unit/Flat
Land Size: 89 Approx sqm approx

Agent Comments

Modern style 2 story apartment on the edge of the Union Rd, Ascot vale shopping precinct

Comparable Properties

1/34 Fisher Pde ASCOT VALE 3032 (VG)

2 - -

Price: \$670,000

Method: Sale

Date: 08/12/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable accommodation and location



43A Epsom Rd ASCOT VALE 3032 (REI/VG)

2 1 1

Price: \$717,000

Method: Private Sale

Date: 11/11/2025

Property Type: Townhouse (Single)

Agent Comments

Comparable accommodation and style of property



16b Calwell St KENSINGTON 3031 (REI/VG)

2 1 1

Price: \$715,000

Method: Auction Sale

Date: 10/11/2025

Property Type: Townhouse (Res)

Agent Comments

Comparable accommodation and style of property

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