

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

190 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$750,000 & \$790,000

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 | 2/2a Warrs Rd MARIBYRNONG 3032 | \$757,000 | 17/12/2025 |
| 2 | 5/24 Park St MOONEE PONDS 3039 | \$780,000 | 28/11/2025 |
| 3 | 2/7 Munro St ASCOT VALE 3032 | \$760,000 | 27/09/2025 |

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:

16/02/2026 18:01



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

Year ending December 2025: \$557,500

Comparable Properties



2/2a Warrs Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$757,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Single)



5/24 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: Townhouse (Res)



2/7 Munro St ASCOT VALE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 27/09/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011