

## 78 Epsom Road, Ascot Vale Vic 3032



**3 Bed 1 Bath 1 Car**  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx  
**Indicative Selling Price**  
 \$1,080,000 - \$1,150,000  
**Median House Price**  
 September quarter 2025:  
 \$1,370,000

## Comparable Properties



**8 Warrick Street, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$1,120,000  
**Method:** Sold Before Auction  
**Date:** 05/11/2025  
**Property Type:** House  
**Land Size:** 316 sqm approx  
**Agent Comments:** Superior location, comparable presentation comparable size



**130 Ascot Vale Road, Flemington 3031 (REI)**  
**3 Bed 1 Bath - Car**  
**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 10/09/2025  
**Property Type:** House (Res)  
**Agent Comments:** superior renovation, comparable accommodation, comparable location



**37 Hurtle Street, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$1,101,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 318 sqm approx  
**Agent Comments:** superior location, inferior presentation, comparable size

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

78 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 \$1,080,000 & \$1,150,000

### Median sale price

Median price \$1,370,000 House x Suburb Ascot Vale

Period - From 01/07/2025 to 30/09/2025 Source REIV

### Comparable property sales

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
8 Warrick Street, ASCOT VALE 3032	\$1,120,000	05/11/2025
130 Ascot Vale Road, FLEMINGTON 3031	\$1,190,000	10/09/2025
37 Hurtle Street, ASCOT VALE 3032	\$1,101,000	03/09/2025

This Statement of Information was prepared on:

17/02/2026