

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

86 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,382,500

Property Type House

Suburb Ascot Vale

Period - From 01/10/2025

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	264 Ascot Vale Rd ASCOT VALE 3032	\$1,120,000	14/02/2026
2	187 Kent St ASCOT VALE 3032	\$1,190,000	21/01/2026
3	79 Roseberry St ASCOT VALE 3032	\$1,200,000	21/01/2026

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 12:51



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 285 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2025: \$1,382,500

Comparable Properties



264 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$1,120,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



187 Kent St ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$1,190,000
Method: Sold Before Auction
Date: 21/01/2026
Property Type: House (Res)
Land Size: 246 sqm approx



79 Roseberry St ASCOT VALE 3032 (VG)

Agent Comments

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Price: \$1,200,000
Method: Sale
Date: 21/01/2026
Property Type: House (Res)
Land Size: 278 sqm approx

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