

# 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

40 Harold Street, 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 \$1,900,000 & \$1,980,000

### 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	26 Elliott St ASCOT VALE 3032	\$1,800,000	10/12/2025
2	109 Waverley St MOONEE PONDS 3039	\$1,773,750	27/11/2025
3	15 Doncaster St ASCOT VALE 3032	\$1,800,000	25/10/2025

**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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6 3 4

**Property Type:** House

**Agent Comments**

Spacious home with sweeping park views and return driveway with garage,

**Indicative Selling Price**

\$1,900,000 - \$1,980,000

**Median House Price**

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

## Comparable Properties



**26 Elliott St ASCOT VALE 3032 (REI)**

4 2 3

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 10/12/2025

**Property Type:** House (Res)

**Agent Comments**

Comparable accommodation. Inferior outlook.



**109 Waverley St MOONEE PONDS 3039 (REI)**

4 2 4

**Price:** \$1,773,750

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** House

**Land Size:** 577 sqm approx

**Agent Comments**

Comparable accommodation Inferior location.



**15 Doncaster St ASCOT VALE 3032 (REI/VG)**

4 2 4

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**Agent Comments**

Comparable location. Inferior outlook.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555