

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 407/2 Mascoma Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$620,000 & \$680,000

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	1/128 Maribyrnong Rd MOONEE PONDS 3039	\$618,000	27/01/2026
2	505/333 Ascot Vale Rd MOONEE PONDS 3039	\$618,000	19/12/2025
3	1307/40 Hall St MOONEE PONDS 3039	\$665,000	18/12/2025

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.~~

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Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending December 2025: \$557,500



Property Type:

Agent Comments

Modern 2 bedroom apartment

Comparable Properties



1/128 Maribyrnong Rd MOONEE PONDS 3039 (REI)



Price: \$618,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment

Agent Comments

Older style building, offering comparable accommodation.



505/333 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG)



Price: \$618,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment

Agent Comments

Modern apartment building offering comparable accommodation.

1307/40 Hall St MOONEE PONDS 3039 (VG)



Price: \$665,000

Method: Sale

Date: 18/12/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Modern apartment building offering comparable accommodation.

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



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