

# 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

104 Francis 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Ascot Vale

Period - From 01/10/2024 to 30/09/2025 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	75 Margaret St MOONEE PONDS 3039	\$1,280,000	15/11/2025
2	89 Francis St ASCOT VALE 3032	\$1,475,000	08/11/2025
3	77 Bloomfield Rd ASCOT VALE 3032	\$1,365,000	07/10/2025

**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:

02/12/2025 11:54

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 3  1  0

**Property Type:** House (Res)

**Land Size:** 235 sqm approx

**Agent Comments**

Freestanding Victorian with North Facing Aspect on Rothwell Hill

**Indicative Selling Price**

\$1,280,000 - \$1,380,000

**Median House Price**

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

## Comparable Properties



**75 Margaret St MOONEE PONDS 3039 (REI)**

 3  1  1

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Agent Comments**

Freestanding Edwardian. Comparable accommodation. Less advanced throughout with parking space.



**89 Francis St ASCOT VALE 3032 (REI)**

 3  1  2

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 224 sqm approx

**Agent Comments**

Superior renovation with OSP.



**77 Bloomfield Rd ASCOT VALE 3032 (REI/VG)**

 2  1  -

**Price:** \$1,365,000

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** House (Res)

**Land Size:** 208 sqm approx

**Agent Comments**

One less bedroom with a superior renovation throughout.

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



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