

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

22 Roxburgh Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	53 Walter St ASCOT VALE 3032	\$1,400,000	06/11/2025
2	5 Hurtle St ASCOT VALE 3032	\$1,620,000	23/10/2025
3	35 Steele St MOONEE PONDS 3039	\$1,650,000	20/09/2025

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:

27/01/2026 15:51



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2025: \$1,400,000

Comparable Properties



53 Walter St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)



5 Hurtle St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,620,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 673 sqm approx



35 Steele St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)
Land Size: 456 sqm approx

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