

## 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

14 MIRAMS 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) (\*Delete single price or range as applicable)

Single Price

\$1,820,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

8 LORNE STREET MOONEE PONDS VIC 3039	\$1,785,000	25-Oct-25
15 ROBB STREET ESSENDON VIC 3040	\$1,835,000	22-Nov-25
37A DEAKIN STREET ESSENDON VIC 3040	\$1,845,000	12-Apr-25

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 6 months.~~

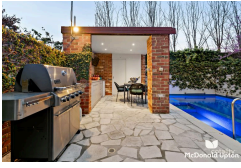
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**8 LORNE STREET MOONEE PONDS  
VIC 3039**

3 2 -

Sold Price

**\$1,785,000**

Sold Date

**25-Oct-25**

Distance

**0.78km**



**15 ROBB STREET ESSENDON VIC  
3040**

3 1 1

Sold Price

<sup>RS</sup> **\$1,835,000**

Sold Date

**22-Nov-25**

Distance

**2.11km**



**37A DEAKIN STREET ESSENDON  
VIC 3040**

3 2 1

Sold Price

**\$1,845,000**

Sold Date

**12-Apr-25**

Distance

**3.55km**

RS = Recent sale

UN = Undisclosed Sale

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