

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

57 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

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	57 Mcpherson St MOONEE PONDS 3039	\$2,750,000	28/10/2025
2	11a Crown Tce ASCOT VALE 3032	\$2,900,000	06/09/2025
3	134 Holmes Rd MOONEE PONDS 3039	\$2,550,000	23/08/2025

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:

12/12/2025 12:08

Jerome Feery
(03) 8378 0514
0438 733 803

jeromefeery@jellisrcraig.com.au



5 3 2

Property Type: House (Res)

Land Size: 490 sqm approx

Agent Comments

Renovated home with pool and pool house.

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

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

Comparable Properties



57 Mcpherson St MOONEE PONDS 3039 (REI)

4 3 2

Price: \$2,750,000

Method: Private Sale

Date: 28/10/2025

Rooms: 7

Property Type: House (Res)

Land Size: 402 sqm approx

Agent Comments

Newer build over 2 levels. Similar accommodation throughout. Lacking pool and on smaller land.



11a Crown Tce ASCOT VALE 3032 (REI)

4 4 4

Price: \$2,900,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Comparable accommodation and land size. Additional parking in an inferior location.



134 Holmes Rd MOONEE PONDS 3039 (REI/VG)

5 3 2

Price: \$2,550,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 397 sqm approx

Agent Comments

Brand new renovation on smaller land in an inferior location.

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