

## 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

52 LANGS ROAD 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

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Nov 2024

to

31 Oct 2025

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

32 MURNONG STREET MARIBYRNONG VIC 3032	\$1,700,000	25-Aug-25
10 KENT STREET ASCOT VALE VIC 3032	\$1,622,000	18-Oct-25
40A CHARLES STREET ASCOT VALE VIC 3032	\$1,690,000	15-Nov-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.~~

This Statement of Information was prepared on: 24 November 2025



**32 MURNONG STREET  
MARIBYRNONG VIC 3032**

4 2 2

Sold Price **\$1,700,000** Sold Date **25-Aug-25**

Distance **2.64km**

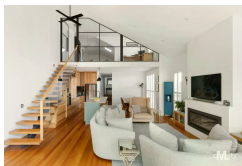


**10 KENT STREET ASCOT VALE VIC  
3032**

4 3 1

Sold Price <sup>RS</sup> **\$1,622,000** Sold Date **18-Oct-25**

Distance **2.07km**



**40A CHARLES STREET ASCOT  
VALE VIC 3032**

4 2 2

Sold Price <sup>RS</sup> **\$1,690,000** Sold Date **15-Nov-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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