

# 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

1 The Crescent, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$952,500

Property Type

Townhouse

Suburb

Ascot Vale

Period - From

17/11/2024

to

16/11/2025

Source

Property Data

### 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	46 Epsom Rd ASCOT VALE 3032	\$920,000	01/11/2025
2	6/28-30 Langs Rd ASCOT VALE 3032	\$955,000	25/10/2025
3	15/4-12 Fisher Pde ASCOT VALE 3032	\$922,000	08/09/2025

**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:

17/11/2025 10:53

Adam Hicks  
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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

17/11/2024 - 16/11/2025: \$952,500



3   2   2

**Property Type:** Townhouse

**Agent Comments**

Three bedroom townhouse, two bathroom and two car garage

## Comparable Properties



**46 Epsom Rd ASCOT VALE 3032 (REI)**

3   2   3

**Agent Comments**

Similar location and accommodation.

**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 01/11/2025

**Property Type:** Townhouse (Single)

**Land Size:** 221 sqm approx



**6/28-30 Langs Rd ASCOT VALE 3032 (REI)**

3   2   1

**Agent Comments**

Similar location and accommodation  
(one less carspace)

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm approx



**15/4-12 Fisher Pde ASCOT VALE 3032 (REI)**

3   2   2

**Agent Comments**

Similar location and accommodation.

**Price:** \$922,000

**Method:** Sold Before Auction

**Date:** 08/09/2025

**Property Type:** Townhouse (Res)

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