

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

Lg01/1 Ascot Vale Road, Flemington Vic 3031

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$442,000 Property Type Unit Suburb Flemington

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.

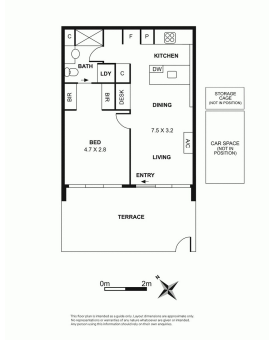
	Address of comparable property	Price	Date of sale
1	1507/1 Ascot Vale Rd FLEMINGTON 3031	\$380,000	22/01/2026
2	906/1 Ascot Vale Rd FLEMINGTON 3031	\$380,000	20/12/2025
3	517/1 Ascot Vale Rd FLEMINGTON 3031	\$385,000	18/12/2025

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: 16/02/2026 09:18

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Property Type: Apartment

Agent Comments

Ground floor modern apartment with private courtyard.

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending December 2025: \$442,000

Comparable Properties



1507/1 Ascot Vale Rd FLEMINGTON 3031 (REI)



Agent Comments

Comparable accommodation, in the same block but lacking courtyard.

Price: \$380,000

Method: Private Sale

Date: 22/01/2026

Rooms: 2

Property Type: Apartment



906/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Agent Comments

Comparable accommodation, in the same block but lacking courtyard.

Price: \$380,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment



517/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Agent Comments

Comparable accommodation, in the same block but lacking courtyard.

Price: \$385,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment

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



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