

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

218/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Flemington

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

610/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$488,000	29-Aug-25
1/600 EPSOM ROAD FLEMINGTON VIC 3031	\$495,000	18-Dec-25
130/200 SMITHFIELD ROAD FLEMINGTON VIC 3031	\$495,000	18-Dec-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 February 2026

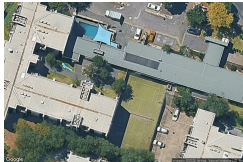


**610/1 ASCOT VALE ROAD
 FLEMINGTON VIC 3031**

 2  2  1

Sold Price **\$488,000** Sold Date **29-Aug-25**

Distance **0km**



**1/600 EPSOM ROAD FLEMINGTON
 VIC 3031**

 2  2  2

Sold Price **\$495,000** Sold Date **18-Dec-25**

Distance **0.24km**



**130/200 SMITHFIELD ROAD
 FLEMINGTON VIC 3031**

 2  1  1

Sold Price Sold Date **18-Dec-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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