

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

317A/72 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Flemington

Period-from

01 Dec 2024

to

30 Nov 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

8/69 EDINBURGH STREET FLEMINGTON VIC 3031	\$435,000	14-Oct-25
14/600 EPSOM ROAD FLEMINGTON VIC 3031	\$420,000	24-Jul-25
13/300 RACECOURSE ROAD FLEMINGTON VIC 3031	\$455,000	27-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: 16 December 2025

EDWARD THOMAS

ESTATE AGENTS

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**8/69 EDINBURGH STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$435,000** Sold Date **14-Oct-25**

Distance **0.23km**

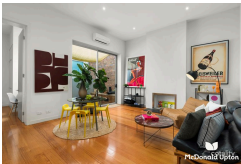


**14/600 EPSOM ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$420,000** Sold Date **24-Jul-25**

Distance **0.54km**



**13/300 RACECOURSE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price ^{RS} **\$455,000** Sold Date **27-Nov-25**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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