

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

9 Geddes Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,350,000 & \$1,430,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Ascot Vale

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	128 Epsom Rd ASCOT VALE 3032	\$1,435,000	30/01/2026
2	6 Middle St ASCOT VALE 3032	\$1,450,000	04/12/2025
3	89 Francis St ASCOT VALE 3032	\$1,475,000	08/11/2025

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:

26/02/2026 11:27



3 2 2

Property Type: House
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,430,000
Median House Price
Year ending December 2025: \$1,400,000

Comparable Properties



128 Epsom Rd ASCOT VALE 3032 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,435,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: House (Res)
Land Size: 307 sqm approx



6 Middle St ASCOT VALE 3032 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 189 sqm approx



89 Francis St ASCOT VALE 3032 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,475,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 224 sqm approx

Account - Whitefox Real Estate | P: 96459699



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