

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

1/62 Epsom Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$567,500 Property Type Unit Suburb Ascot Vale

Period - From 01/10/2025 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	25 Fisher Pde ASCOT VALE 3032	\$935,000	13/12/2025
2	46 Epsom Rd ASCOT VALE 3032	\$920,000	01/11/2025
3	6/28-30 Langs Rd ASCOT VALE 3032	\$955,000	25/10/2025

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:

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$567,500



3 2 1

Property Type: Townhouse (Res)

Agent Comments

3 bedroom Townhouse with inground pool. Two renovated bathrooms

Comparable Properties



25 Fisher Pde ASCOT VALE 3032 (REI)

3 2 2

Price: \$935,000

Method: Private Sale

Date: 13/12/2025

Property Type: Townhouse (Single)

Agent Comments

Two storey Townhouse Extra car space in carport Older style build and has extra car space Better location but more out dated internally Property built 2001



46 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 3

Price: \$920,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: Townhouse (Res)

Land Size: 221 sqm approx

Agent Comments

Two storey Townhouse Extra car space in carport Slightly newer build with larger paved outside area Property built 2012



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

3 2 1

Price: \$955,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 183 sqm approx

Agent Comments

Two storey Townhouse Renovated last few years with nice external garden Property Built 1997

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