

# 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

121A Union Road, Ascot Vale Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### 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	201/246 Union Rd ASCOT VALE 3032	\$590,000	20/01/2026
2	21/1-7 Sandown Rd ASCOT VALE 3032	\$565,000	25/11/2025
3	17/110 Union Rd ASCOT VALE 3032	\$610,000	18/09/2025

**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:

25/02/2026 19:40

Adam Hicks  
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2 1 0

**Property Type:** Apartment

**Agent Comments**

Two bedroom apartment and one bathroom

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2025: \$567,500

## Comparable Properties



**201/246 Union Rd ASCOT VALE 3032 (VG)**

2 - -

**Price:** \$590,000

**Method:** Sale

**Date:** 20/01/2026

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Similar accommodation (one more carspace and bathroom) and internal condition. On same road



**21/1-7 Sandown Rd ASCOT VALE 3032 (REI)**

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Apartment

**Agent Comments**

Similar accommodation (one more carspace) and internal condition



**17/110 Union Rd ASCOT VALE 3032 (VG)**

2 - -

**Price:** \$610,000

**Method:** Sale

**Date:** 18/09/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Similar accommodation (one more carspace) and internal condition. On same road

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