

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

95 FENTON STREET ASCOT VALE VIC 3032

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

\$1,580,000

&

\$1,640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Oct 2024

to

30 Sep 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

46 MYRNONG CRESCENT ASCOT VALE VIC 3032	\$1,500,000	27-Jul-25
92 NORTH STREET ASCOT VALE VIC 3032	\$1,465,000	18-Aug-25
14 WARRICK STREET ASCOT VALE VIC 3032	-	22-Aug-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: 08 October 2025



46 MYRNONG CRESCENT ASCOT VALE VIC 3032

 4  1  1

Sold Price

\$1,500,000

Sold Date

27-Jul-25

Distance

0.23km



92 NORTH STREET ASCOT VALE VIC 3032

 4  1  2

Sold Price

^{RS} **\$1,465,000**

Sold Date

18-Aug-25

Distance

1.15km



14 WARRICK STREET ASCOT VALE VIC 3032

 4  2  2

Sold Price

^{RS UN} -

Sold Date

22-Aug-25

Distance

0.48km



23 KIPLING STREET MOONEE PONDS VIC 3039

 3  1  2

Sold Price

^{RS} **\$2,000,000**

Sold Date

13-Aug-25

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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