

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

24 Harmony Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$926,000 Property Type Townhouse Suburb Ascot Vale

Period - From 26/02/2025 to 25/02/2026 Source Property Data

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	10a Doncaster St ASCOT VALE 3032	\$900,000	18/02/2026
2	73a Argyle St MOONEE PONDS 3039	\$875,000	05/02/2026
3	1c Newsom St ASCOT VALE 3032	\$825,000	15/11/2025

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 13:50

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Indicative Selling Price

\$800,000 - \$850,000

Median Townhouse Price

26/02/2025 - 25/02/2026: \$926,000



2 2 2

Property Type: House (Res)

Land Size: 131 approx. sqm
approx

Agent Comments

Immaculate town residence in the Enclave Estate

Comparable Properties



10a Doncaster St ASCOT VALE 3032 (REI)

2 2 1

Price: \$900,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Townhouse (Res)

Agent Comments

Superior floorplan/configuration.
Comparable location.



73a Argyle St MOONEE PONDS 3039 (REI)

2 2 1

Price: \$875,000

Method: Private Sale

Date: 05/02/2026

Property Type: Townhouse (Single)

Agent Comments

Comparable accommodation. Superior
location. Inferior yard space.



1c Newsom St ASCOT VALE 3032 (REI/VG)

2 1 2

Price: \$825,000

Method: Sold Before Auction

Date: 15/11/2025

Property Type: House (Res)

Land Size: 130 sqm approx

Agent Comments

Comparable accommodation and
location. Older style build. Land area
near identical.

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