

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

5/1 Langs Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Ascot Vale

Period - From 29/08/2024 to 28/08/2025 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	9/17-19 Ascot Vale Rd FLEMINGTON 3031	\$360,000	04/08/2025
2	1215/1 Ascot Vale Rd FLEMINGTON 3031	\$384,000	22/07/2025
3	4/1 Langs Rd ASCOT VALE 3032	\$354,000	20/05/2025

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:

29/08/2025 10:28



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

29/08/2024 - 28/08/2025: \$495,000

Comparable Properties



9/17-19 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

 1  1  1

Price: \$360,000

Method: Private Sale

Date: 04/08/2025

Property Type: Apartment



1215/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

 1  1  1

Price: \$384,000

Method: Private Sale

Date: 22/07/2025

Property Type: Apartment



4/1 Langs Rd ASCOT VALE 3032 (REI)

Agent Comments

 1  1  1

Price: \$354,000

Method: Private Sale

Date: 20/05/2025

Rooms: 2

Property Type: Apartment

Account - RIVER EDGE REAL ESTATE PTY LTD | P: 03 9488 0588