

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

19/110 UNION ROAD 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Aug 2025

to

31 Jul 2026

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

16/110 UNION ROAD ASCOT VALE VIC 3032	\$595,000	25-Mar-26
17/95 UNION ROAD ASCOT VALE VIC 3032	\$600,000	17-Jun-26
21/110 UNION ROAD ASCOT VALE VIC 3032	\$623,000	16-Apr-26

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: 31 August 2026



16/110 UNION ROAD ASCOT VALE VIC 3032 Sold Price **\$595,000** Sold Date **25-Mar-26**

 2  1  1

Distance **0km**



17/95 UNION ROAD ASCOT VALE VIC 3032 Sold Price **\$600,000** Sold Date **17-Jun-26**

 2  1  1

Distance **0.07km**



21/110 UNION ROAD ASCOT VALE VIC 3032 Sold Price **\$623,000** Sold Date **16-Apr-26**

 2  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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