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 $340,000 & $370,000

Median sale price

Median price	$535,000	Property Type	Unit	Suburb	Ascot Vale
Period - From	22/06/2025	to	21/06/2026	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	9/12 Leonard Cr ASCOT VALE 3032	$345,000	11/06/2026
2	602/1 Ascot Vale Rd FLEMINGTON 3031	$385,000	27/05/2026
3	1307/1 Ascot Vale Rd FLEMINGTON 3031	$365,000	05/05/2026

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: 22/06/2026 10:52

5/1 Langs Road, Ascot Vale Vic 3032

RIVER EDGE REAL ESTATE
THE PROPERTY PEOPLE

1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median Unit Price
22/06/2025 - 21/06/2026: $535,000

Comparable Properties

9/12 Leonard Cr ASCOT VALE 3032 (REI)

1 1 1

Price: $345,000
Method: Private Sale
Date: 11/06/2026
Property Type: Apartment

Agent Comments

602/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 27/05/2026
Rooms: 2
Property Type: Apartment

Agent Comments

1307/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $365,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE

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