

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

12 First Avenue, Ascendale Vic 3195

Indicative selling price

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

Range between \$1,780,000

&

\$1,850,000

Median sale price

Median price \$1,487,500

Property Type House

Suburb Ascendale

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	18 Joffre Av EDITHVALE 3196	\$1,780,000	21/02/2026
2	47 Ebb St ASPENDALE 3195	\$1,855,500	06/10/2025
3			

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:

03/03/2026 16:22



 4  2  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,780,000 - \$1,850,000
Median House Price
Year ending December 2025: \$1,487,500

Comparable Properties



18 Joffre Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



47 Ebb St ASPENDALE 3195 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,855,500
Method: Sold Before Auction
Date: 06/10/2025
Property Type: House (Res)
Land Size: 574 sqm approx

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.

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