

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

2 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price \$1,085,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Ascot Vale

Period - From 01/04/2025

to 31/03/2026

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	68a Princes St FLEMINGTON 3031	\$1,040,000	21/03/2026
2	34 Bloom St MOONEE PONDS 3039	\$1,130,000	21/03/2026
3	27 Eltham St FLEMINGTON 3031	\$995,000	14/03/2026

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:

17/04/2026 11:40



 2  1  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,085,00C

Median House Price

Year ending March 2026: \$1,365,00C

Comparable Properties



68a Princes St FLEMINGTON 3031 (REI)

Agent Comments

 2  1  -

Price: \$1,040,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



34 Bloom St MOONEE PONDS 3039 (REI)

Agent Comments

 2  1  -

Price: \$1,130,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 277 sqm approx



27 Eltham St FLEMINGTON 3031 (REI)

Agent Comments

 2  1  -

Price: \$995,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 261 sqm approx

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