

# 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

203/51 Sandown Road, Ascot Vale, Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$530,000

&

\$550,000

### Median sale price

Median price

\$635,000

Property type

Unit

Suburb

Ascot Vale

Period - From

01/01/2026

to

31/03/2026

Source



PropTrack

### 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
201/51 Sandown Road, Ascot Vale, VIC 3032	\$580,000	12/12/2025
21/1-7 Sandown Road, Ascot Vale, VIC 3032	\$565,000	26/11/2025
1518/1 Ascot Vale Road, Flemington, VIC 3031	\$557,000	22/11/2025

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: 25/04/2026