

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2025

to

30 Jun 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

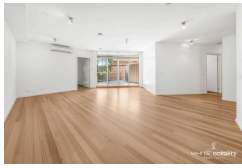
Date of sale

9/157 EPSOM ROAD ASCOT VALE VIC 3032	\$515,000	15-Apr-25
7/23-25 ASCOT STREET ASCOT VALE VIC 3032	\$550,000	28-Oct-25
1/1-7 SANDOWN ROAD ASCOT VALE VIC 3032	\$500,000	17-Mar-25

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: 03 July 2026


9/157 EPSOM ROAD ASCOT VALE VIC 3032

 2
  1
  2

Sold Price

\$515,000

Sold Date

15-Apr-25

Distance

0.07km

7/23-25 ASCOT STREET ASCOT VALE VIC 3032

 2
  1
  1

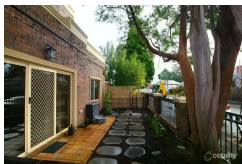
Sold Price

\$550,000

Sold Date

28-Oct-25

Distance

0.24km

1/1-7 SANDOWN ROAD ASCOT VALE VIC 3032

 2
  1
  1

Sold Price

\$500,000

Sold Date

17-Mar-25

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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