

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

1218/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Flemington

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

302/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$550,000	06-Mar-25
2101/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$545,000	04-Feb-25
818/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$530,000	03-Dec-24

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: 06 May 2025



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**302/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$550,000** Sold Date **06-Mar-25**

Distance **0km**



**2101/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$545,000** Sold Date **04-Feb-25**

Distance **0km**



**818/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$530,000** Sold Date **03-Dec-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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