

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

3/52-54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$548,750 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2025 to 30/06/2025 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	3/6 Shuter St MOONEE PONDS 3039	\$710,000	18/07/2025
2	7/63 Crown St FLEMINGTON 3031	\$730,000	18/05/2025
3	21/63 Buckley St MOONEE PONDS 3039	\$725,000	16/05/2025

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:

06/08/2025 11:52



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$685,000 - \$730,000

Median Unit Price

June quarter 2025: \$548,750

Comparable Properties



3/6 Shuter St MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 18/07/2025

Property Type: Townhouse (Single)

7/63 Crown St FLEMINGTON 3031 (REI)

Agent Comments

2 - 1

Price: \$730,000

Method: Sold Before Auction

Date: 18/05/2025

Property Type: Townhouse (Res)



21/63 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$725,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: Townhouse (Res)