

# 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

31/54 Epsom 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

&

\$575,000

### Median sale price

Median price

\$673,750

Property type

Unit

Suburb

Ascot Vale

Period - From

01/02/2026

to

30/04/2026

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 |
|--|-----------|--------------|
| 20/54 Epsom Road, Ascot Vale, VIC 3032   | \$517,000 | 13/02/2026   |
| 3/79 Walter Street, Ascot Vale, VIC 3032 | \$581,000 | 26/03/2026   |
| 1/129 The Parade, Ascot Vale, VIC 3032   | \$567,500 | 08/11/2025   |

**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: 07/05/2026