

## 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 605/1 Ascot Vale Rd, Flemington, VIC 3031

### Indicative selling price

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

Price Range

\$370,000

&

\$389,990

### Median sale price

Median price

\$478,611

Property Type

House

Suburb

Flemington (3031)

Period - From

24/03/2025

to

24/03/2026

Source

REIV

### Comparable property sales

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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
1816/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$399,000	23/03/2026
1308/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$391,000	10/02/2026
1507/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$380,000	22/01/2026

This Statement of Information was prepared on: 14/04/2026

