

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

Single Price \$375,000

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

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
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: 01/06/2026

