

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

908/1 Ascot Vale Road, Flemington, VIC 3031

Indicative selling price

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

Price Range

\$350,000

&

\$375,000

Median sale price

Median price

\$496,500

Property Type

Apartment

Suburb

Flemington (3031)

Period - From

15/09/2025

to

15/09/2026

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
602/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$385,000	27/05/2026
1307/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$365,000	05/05/2026
715/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$370,000	20/03/2026

This Statement of Information was prepared on: 15/09/2026

