

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

202/51 SANDOWN ROAD ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

303/51 SANDOWN ROAD ASCOT VALE VIC 3032	\$627,800	25-Apr-26
2/28 SANDOWN ROAD ASCOT VALE VIC 3032	\$635,000	28-Jan-26
5/127 UNION ROAD ASCOT VALE VIC 3032	\$630,000	23-May-26

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 6 months.~~

This Statement of Information was prepared on: 14 July 2026

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303/51 SANDOWN ROAD ASCOT VALE VIC 3032
 2  2  1

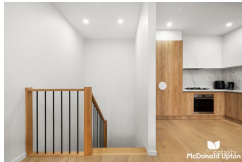
Sold Price

\$627,800

Sold Date

25-Apr-26

Distance

0km

2/28 SANDOWN ROAD ASCOT VALE VIC 3032
 2  1  1

Sold Price

\$635,000

Sold Date

28-Jan-26

Distance

0.13km

5/127 UNION ROAD ASCOT VALE VIC 3032
 2  1  1

Sold Price

\$630,000

Sold Date

23-May-26

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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