

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

201/51 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Nov 2024

to

31 Oct 2025

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

8/43 ROXBURGH STREET ASCOT VALE VIC 3032	\$573,606	08-Nov-25
11/117 WELLINGTON STREET FLEMINGTON VIC 3031	\$581,000	08-Oct-25
1/39-41 FLEMINGTON STREET TRAVANCORE VIC 3032	\$592,000	10-Jul-25

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: 26 November 2025

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**8/43 ROXBURGH STREET ASCOT
VALE VIC 3032**

Sold Price

^{RS}
\$573,606

Sold Date **08-Nov-25**
 2  1  1

Distance **0.84km**

**11/117 WELLINGTON STREET
FLEMINGTON VIC 3031**

Sold Price

\$581,000

Sold Date **08-Oct-25**
 2  1  2

Distance **1.26km**

**1/39-41 FLEMINGTON STREET
TRARALGON VIC 3032**

Sold Price

\$592,000

Sold Date **10-Jul-25**
 2  1  1

Distance **1.53km**
RS = Recent sale

UN = Undisclosed Sale

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