

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

4/133 EPSOM 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	\$320,000	&	\$345,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$609,000	Property type	Unit	Suburb	Ascot Vale
Period-from	01 Feb 2025	to	31 Jan 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
4/24 ORMOND ROAD ASCOT VALE VIC 3032	\$345,000	17-Sep-25
5/68 ORMOND ROAD ASCOT VALE VIC 3032	\$340,000	28-Jan-26
12/267 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$325,000	13-Nov-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: 04 February 2026