

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

7/90-92 ROSEBERRY STREET 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	\$460,000	&	\$495,000
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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
1/81 WALTER STREET ASCOT VALE VIC 3032	\$485,000	25-Nov-25
2/103-107 THE PARADE ASCOT VALE VIC 3032	\$469,000	11-Dec-25
9/157-159 ST LEONARDS ROAD ASCOT VALE VIC 3032	\$460,000	18-Oct-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