

## 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

47 ST LEONARDS ROAD ASCOT VALE VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Ascot Vale

Period-from

01 May 2025

to

30 Apr 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

187 KENT STREET ASCOT VALE VIC 3032	\$1,190,000	21-Jan-26
4 MCCULLY STREET ASCOT VALE VIC 3032	\$1,175,000	30-Mar-26
264 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$1,120,000	14-Feb-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: 29 May 2026

**187 KENT STREET ASCOT VALE  
VIC 3032**

3 1 1

Sold Price **\$1,190,000** Sold Date **21-Jan-26**Distance **0.87km****4 MCCULLY STREET ASCOT VALE  
VIC 3032**

2 1 2

Sold Price **\$1,175,000** Sold Date **30-Mar-26**Distance **0.42km****264 ASCOT VALE ROAD ASCOT  
VALE VIC 3032**

3 1 1

Sold Price **\$1,120,000** Sold Date **14-Feb-26**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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