

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 South Street, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,080,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Ascot Vale

Period - From

17/06/2024

to

16/06/2025

Source

Property Data

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 six 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	6 Mincha St BRUNSWICK WEST 3055	\$1,000,000	29/03/2025
2	30 Roxburgh St ASCOT VALE 3032	\$1,000,000	03/03/2025
3			

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 six months.~~

This Statement of Information was prepared on:

17/06/2025 12:11

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Indicative Selling Price

\$1,000,000 - \$1,080,000

Median House Price

17/06/2024 - 16/06/2025: \$1,370,000



Property Type:

Agent Comments

Comparable Properties

6 Mincha St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 404 sqm approx



30 Roxburgh St ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 03/03/2025

Property Type: House

Land Size: 79 sqm approx

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 six months.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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