Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 HEREFORD DRIVE ASCOT VIC 3551

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	$335,000	&	$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,750	Property type	House	Suburb	Ascot
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

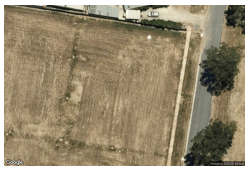
Address of comparable property	Price	Date of sale
37 SAADE STREET EPSOM VIC 3551	$320,000	15-Oct-25
12 MARKET GARDEN CIRCUIT EPSOM VIC 3551	$340,000	13-Nov-25
8 AZURITE COURT JACKASS FLAT VIC 3556	$327,000	13-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 April 2026

McGrath
Jemma Kulbars
M 0437782440
E jemmakulbars@mcgrath.com.au



37 SAADE STREET EPSOM VIC 3551 Sold Price **$320,000** Sold Date **15-Oct-25**

4 2 2 Distance **2.99km**

12 MARKET GARDEN CIRCUIT EPSOM VIC 3551 Sold Price **$340,000** Sold Date **13-Nov-25**

1 - 2 Distance **1.65km**

8 AZURITE COURT JACKASS FLAT VIC 3556 Sold Price **$327,000** Sold Date **13-Nov-25**

1 1 - Distance **4.72km**

RS = Recent sale **UN** = Undisclosed Sale

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