

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

108/26 LEONARD CRESCENT, ASCOT VALE, VIC 3032

Indicative selling price

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

Single price

or range between

\$479,000

&

\$526,000

Median sale price

Median price

\$659,250

Property Type

Unit

Suburb

ASCOT VALE

Period - From

01 May 2025

to

30 April 2026

Source

Cotality

Comparable property sales

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

G10/8 BURROWES STREET ASCOT VALE VIC 3032

\$519,000

03-Feb-26

108/8 BURROWES STREET ASCOT VALE VIC 3032

\$515,000

08-Apr-26

7/90-92 ROSEBERRY STREET ASCOT VALE VIC 3032

\$490,000

24-Feb-26

This Statement of Information was prepared on: 25/05/2026