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	76 Taylor Street, Ascot, Vic 3551

Indicative selling price

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

range between $500,000 & $520,000

Median sale price

Median price	$645,000	Property type	*House*	Suburb	Ascot

Period - From	01/11/2024	to	31/10/2025	Source	PropTrack

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 eighteen 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
309 Howard St, Jackass Flat, VIC 3556	$531,500	17/07/2025
234 Jobs Gully Road, Jackass Flat, VIC 3556	$521,500	13/01/2025
27A Londonderry Way, Epsom, VIC 3551	$501,000	07/02/2025

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 eighteen months.~~

This Statement of Information was prepared on: 21/11/2025