

1/85 Maribyrnong Road, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Property Type: House (Res)

Indicative Selling Price

\$1,120,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,520,000

Comparable Properties



68 Maribyrnong Road, MOONEE PONDS 3039 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,200,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Agent Comments: Inferior size, comparable presentation, comparable location.



222 Maribyrnong Road, MOONEE PONDS 3039 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,252,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments: Comparable size, comparable presentation, superior location.



2 Elizabeth Street, MOONEE PONDS 3039 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,240,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 357 sqm approx

Agent Comments: Superior location, inferior presentation inferior car parking, comparable size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/85 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,120,000 & \$1,200,000

Median sale price

Median price \$1,520,000 House x Suburb Ascot Vale

Period - From 01/04/2026 to 30/06/2026 Source REIV

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
68 Maribyrnong Road MOONEE PONDS 3039	\$1,200,000	13/06/2026
222 Maribyrnong Road MOONEE PONDS 3039	\$1,252,000	13/05/2026
2 Elizabeth Street MOONEE PONDS 3039	\$1,240,000	30/03/2026

This Statement of Information was prepared on:

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