

10/103-107 The Parade, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

\$520,000

Median House Price

December quarter 2025: \$567,500

Comparable Properties



7/90 Roseberry Street, ASCOT VALE 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$490,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment

Agent Comments: inferior location, inferior presentation, comparable size



20/54 Epsom Road, ASCOT VALE 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$517,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment

Agent Comments: inferior location, inferior presentation, comparable size



1/81 Walter Street, ASCOT VALE 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$485,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit

Agent Comments: inferior location, inferior presentation, 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

10/103-107 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$567,500

Unit

x

Suburb

Ascot Vale

Period - From

01/10/2025

to

31/12/2025

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
7/90 Roseberry Street, ASCOT VALE 3032	\$490,000	03/03/2026
20/54 Epsom Road, ASCOT VALE 3032	\$517,000	13/02/2026
1/81 Walter Street, ASCOT VALE 3032	\$485,000	28/11/2025

This Statement of Information was prepared on:

18/03/2026 09:14