

16 Haven Crescent, Ascot Vale Vic 3032



4 Bed 2 Bath 2 Car

Property Type: House (Res)

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

June quarter 2026: \$1,520,000

Comparable Properties



15a Hurtle Street ASCOT VALE 3032 (REI)

4 Bed 4 Bath 2 Car

Price: \$1,800,000

Method: Private Sale

Date: 12/06/2026

Property Type: House (Res)

Agent Comments: Inferior Size, Comparable Presentation, Comparable Location



39 Newsom Street ASCOT VALE 3032 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,940,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Agent Comments: Superior Size, Inferior location in flood zone, comparable presentation



4 Tregunter Street ASCOT VALE 3032 (REI)

4 Bed 3 Bath 2 Car

Price: \$1,940,000

Method: Private Sale

Date: 22/05/2026

Property Type: House (Res)

Agent Comments: inferior location, comparable presentation, inferior 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

16 Haven Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,520,000 Property Type House 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
15a Hurtle Street ASCOT VALE 3032	\$1,800,000	12/06/2026
39 Newsom Street ASCOT VALE 3032	\$1,940,000	29/05/2026
4 Tregunter Street ASCOT VALE 3032	\$1,790,000	22/05/2026

This Statement of Information was prepared on:

07/07/2026 16:04