

194 Ascot Vale Road, Ascot Vale Vic 3032



3 Bed 3 Bath 2 Car
Property Type: Townhouse (Res)
Land Size: 255 sqm approx
Indicative Selling Price
 \$1,120,000 - \$1,200,000
Median House Price
 June quarter 2026: \$1,520,000

Comparable Properties



198 Ascot Vale Road ASCOT VALE 3032 (REI)

3 Bed 1 Bath 2 Car
Price: \$1,100,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 317 sqm approx
Agent Comments: Superior land size, Inferior presentation and Comparable location.

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

194 Ascot Vale 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 Unit 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
198 Ascot Vale Road ASCOT VALE 3032	\$1,100,000	08/07/2026

This Statement of Information was prepared on:

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