

3/79 Walter Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

\$545,000

Median House Price

Year ending December 2025:

\$557,500

Comparable Properties



2/115 The Parade ASCOT VALE 3032 (VG)

2 Bed 1 Bath - Car

Price: \$561,000

Method: Sale

Date: 15/11/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Superior location, superior block, comparable size, inferior presentation



1/129 The Parade ASCOT VALE 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$567,500

Method: Auction Sale

Date: 08/11/2025

Property Type: Apartment

Agent Comments: Superior location, superior block, inferior size, inferior presentation



7/23-25 Ascot Street ASCOT VALE 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$550,000

Method: Private Sale

Date: 25/10/2025

Property Type: Apartment

Agent Comments: Inferior location inferior presentation, superior 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

3/79 Walter Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$557,500

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2025

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
2/115 The Parade, ASCOT VALE 303	\$561,000	15/11/2025
1/129 The Parade, ASCOT VALE 3032	\$567,500	08/11/2025
7/23-25 Ascot Street, ASCOT VALE 3032	\$550,000	25/10/2025

This Statement of Information was prepared on:

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