

33 Francis Street, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car
Property Type: House
Land Size: 617 sqm appeox
Indicative Selling Price
 \$2,300,000 - \$2,450,000
Median House Price
 Year ending March 2026:
 \$1,365,000

Comparable Properties



57 The Parade, Ascot Vale 3032 (REI/VG)
5 Bed 3 Bath 2 Car
Price: \$2,350,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Agent Comments: Comparable location, comparable size, inferior presentation



76 Kent Street, Ascot Vale 3032 (REI/VG)
5 Bed 4 Bath 3 Car
Price: \$2,400,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 547 sqm approx
Agent Comments: Comparable size, inferior location, comparable presentation



17 Warrick Street, Ascot Vale 3032 (REI/VG)
5 Bed 3 Bath 3 Car
Price: \$2,352,000
Method: Sold Before Auction
Date: 06/12/2025
Property Type: House (Res)
Land Size: 674 sqm approx
Agent Comments: Comparable size, comparable location, comparable presentation

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	33 Francis Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between	\$2,300,000	&	\$2,450,000
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Median sale price

Median price	\$1,365,000	House	x	Suburb	Ascot Vale
Period - From	01/04/2025	to	31/03/2026	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
57 The Parade, ASCOT VALE 3032	\$2,350,000	10/04/2026
76 Kent Street, ASCOT VALE 3032	\$2,400,000	09/03/2026
17 Warrick Street, ASCOT VALE 3032	\$2,352,000	06/12/2025

This Statement of Information was prepared on:

13/05/2026 09:02