

4/33 Sandown Road, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car

Property Type: Townhouse
(Single)

Indicative Selling Price

\$995,000

Median House Price

07/04/2025 - 06/04/2026: \$920,000

Comparable Properties



154 Epsom Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$978,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Agent Comments: Comparable size, comparable finishes, comparable location



1 The Crescent, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$920,000

Method: Private Sale

Date: 20/02/2026

Property Type: Townhouse (Single)

Agent Comments: Inferior location, inferior floor plan over 3 levels, superior finishes



14 Stanford Street, Ascot Vale 3032 (REI/VG)

3 Bed 3 Bath 2 Car

Price: \$980,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 107 sqm approx

Agent Comments: Superior location, inferior floor plan over 3 levels, inferior finishes

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

4/33 Sandown Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$920,000

Townhouse

x

Suburb

Ascot Vale

Period - From

07/04/2025

to

06/04/2026

Source

Property Data

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
154 Epsom Road, ASCOT VALE 3032	\$978,000	14/03/2026
1 The Crescent, ASCOT VALE 3032	\$920,000	20/02/2026
14 Stanford St ASCOT VALE 3032	\$980,000	22/11/2025

This Statement of Information was prepared on:

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