

172 The Parade, Ascot Vale Vic 3032



4 Bed 2 Bath - Car
Rooms: 7
Property Type: House
Land Size: 361 sqm approx
Indicative Selling Price
 \$1,680,000 - \$1,750,000
Median House Price
 Year ending September 2025:
 \$1,400,000

Comparable Properties



52 South Street, Ascot Vale 3032 (REI)
3 Bed 2 Bath 1 Car
Price: \$1,620,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House
Agent Comments: Superior location, comparable quality, superior facade/street appeal, inferior accommodation



12 Grandison Street, Moonee Ponds 3039 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$1,646,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 292 sqm approx
Agent Comments: comparable location, inferior accommodation, comparable size



8 Lorne Street, Moonee Ponds 3039 (REI)
4 Bed 2 Bath - Car
Price: \$1,785,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Agent Comments: Superior location, comparable size, inferior presentation/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

172 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,680,000

&

\$1,750,000

Median sale price

Median price

\$1,400,000

House

x

Suburb

Ascot Vale

Period - From

01/10/2024

to

30/09/2025

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
52 South Street, ASCOT VALE 3032	\$1,620,000	06/12/2025
12 Grandison Street, MOONEE PONDS 3039	\$1,646,000	25/10/2025
8 Lorne Street, MOONEE PONDS 3039	\$1,785,000	25/10/2025

This Statement of Information was prepared on:

08/12/2025 15:25