

53 Roseberry Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: House (Res)
Land Size: 277 sqm approx
Indicative Selling Price
 \$1,180,000 - \$1,250,000
Median House Price
 December quarter 2025:
 \$1,382,500

Comparable Properties



32 Bloomfield Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath - Car
Price: \$1,210,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Agent Comments: Superior location, comparable presentation, comparable accommodation, inferior land size



3 Mascoma Street, Ascot Vale 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$1,217,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 314 sqm approx
Agent Comments: Superior land size, comparable location, inferior presentation



1 Sydney Street, Ascot Vale 3032 (REI/VG)
3 Bed 1 Bath - Car
Price: \$1,260,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 273 sqm approx
Agent Comments: Comparable location, comparable land size, superior house size, inferior 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

53 Roseberry Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,382,500 House x Suburb Ascot Vale

Period - From 01/10/2025 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
32 Bloomfield Road, ASCOT VALE 3032	\$1,210,000	13/12/2025
3 Mascoma Street, ASCOT VALE 3032	\$1,217,000	30/10/2025
1 Sydney Street, ASCOT VALE 3032	\$1,260,000	06/09/2025

This Statement of Information was prepared on:

22/01/2026 14:32