

108 The Parade, Ascot Vale Vic 3032



3 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$1,000,000- \$1,100,000
Median House Price
 Year ending December 2025:
 \$1,400,000

Comparable Properties



54 Langs Road, Ascot Vale 3032 (REI)
3 Bed 1 Bath 1 Car
Price: \$1,130,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 562 sqm approx
Agent Comments: Comparable accommodation with updates throughout.



25A Walter Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$1,113,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 320 sqm approx
Agent Comments: Two bedroom accommodation in similar condition.



231 Maribyrnong Road, Ascot Vale 3032 (REI)
3 Bed 1 Bath 4 Car
Price: \$1,100,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 518 sqm approx
Agent Comments: Comparable accommodation in similar condition.

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

108 The Parade, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,400,000

House

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
54 Langs Road, ASCOT VALE 3032	\$1,130,000	10/02/2026
25A Walter Street, ASCOT VALE 3032	\$1,113,000	06/12/2025
231 Maribyrnong Road, ASCOT VALE 3032	\$1,100,000	21/11/2025

This Statement of Information was prepared on:

26/02/2026 14:41