Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/10/2026

Property offered for sale

Address
Including suburb and postcode: 216 Ascot Vale Road, Ascot Vale Vic 3032

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	0	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $810,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,390,000 Property type: House Suburb: Ascot Vale

Period: from: 01/10/2025 to: 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	22 Station Av ASCOT VALE 3032		
Sale price	$850,000	Date of sale	22/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	1	N/A	152

Comparable property 2

Address	65 Dover St FLEMINGTON 3031		
Sale price	$821,000	Date of sale	19/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	0	N/A	258

Comparable property 3

Address	98 Shields St FLEMINGTON 3031		
Sale price	$875,000	Date of sale	04/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	0	N/A	146

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$795,000	Unconditional sale date	11/05/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=031df6e0b5cf9651c586bc538251b7f2

216 Ascot Vale Road, Ascot Vale Vic 3032

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2 1 0

Property Type: House
Land Size: 131 approx. sqm approx

Indicative Selling Price
$810,000
Median House Price
Year ending September 2026: $1,390,000

Agent Comments

Update single front terrace home with pedestrian access via ROW.

Comparable Properties



22 Station Av ASCOT VALE 3032 (REI)

2 1 1

Price: $850,000
Method: Private Sale
Date: 22/09/2026
Property Type: House

Agent Comments

Superior location. Inferior condition of home. Offered parking.



65 Dover St FLEMINGTON 3031 (REI)

2 1 -

Price: $821,000
Method: Private Sale
Date: 19/07/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Inferior condition on superior land Comparable accommodation.



98 Shields St FLEMINGTON 3031 (REI)

2 1 -

Price: $875,000
Method: Sold Before Auction
Date: 04/06/2026
Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments

Comparable accommodation and land size. Superior location.

REIV THE DIFFERENCE

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