6/27 Roseberry Street, Ascot Vale, VIC 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price: $480,000
Median House Price
Year ending December 2024:
$527,500

Comparable Properties



3/27 Roseberry Street, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: $505,000
Method: Sale
Date: 05/02/2025
Property Type: Unit
Agent Comments: Fully renovated and new windows around the whole property. Superior presentations, same size, same building.



2/97-99 Epsom Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: $447,999
Method: Sale
Date: 08/11/2024
Property Type: Unit
Agent Comments: Inferior location, inferior presentation, comparable size



8/27 Roseberry Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: $440,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit
Agent Comments: Same block, inferior presentation, comparable size.

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	6/27 Roseberry Street, Ascot Vale, VIC 3032

Indicative selling price

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

Single price	$480,000

Median sale price

Median price	$527,500	Unit	x	Suburb	Ascot Vale
Period - From	01/01/2024	to	31/12/2024	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
3/27 Roseberry Street, Ascot Vale 3032	$505,000	05/02/2025
2/97-99 Epsom Road, Ascot Vale 3032	$447,999	08/11/2024
8/27 Roseberry Street, Ascot Vale 3032	$440,000	21/10/2024

This Statement of Information was prepared on: 04/03/2025 16:32