26 Gillespie Avenue, Ascot Vale Vic 3032



3 Bed 2 Bath 2 Car
Property Type: House
Indicative Selling Price
$1,180,000 - $1,250,000
Median House Price
March quarter 2025: $1,532,500

Comparable Properties



15 Medley Walk, Ascot Vale 3032 (REI)
5 Bed 3 Bath 2 Car
Price: $1,207,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 153 sqm approx
Agent Comments: 3 level home. superior internal space Inferior external space. Comparable location, inferior presentation



31 Archer Avenue, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: $1,180,000
Method: Sold Before Auction
Date: 20/01/2025
Property Type: House (Res)
Land Size: 213 sqm approx
Agent Comments: Superior land size, inferior presentation, comparable location



62 Dutton Lane, Ascot Vale 3032 (REI/VG)
3 Bed 3 Bath 2 Car
Price: $1,280,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 93 sqm approx
Agent Comments: Superior location, superior finishes, inferior floor plan

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	26 Gillespie Avenue, 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 $1,532,500 House x Suburb Ascot Vale

Period - From 01/01/2025 to 31/03/2025 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
15 Medley Walk, ASCOT VALE 3032	$1,207,000	04/02/2025
31 Archer Avenue, ASCOT VALE 3032	$1,180,000	20/01/2025
62 Dutton Lane, ASCOT VALE 3032	$1,280,000	30/11/2024

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