26 Roxburgh Street, Ascot Vale Vic 3032



3 Bed 2 Bath - Car
Property Type: House (Res)
Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
March quarter 2025: $1,532,500

Comparable Properties



173 Maribyrnong Road, Ascot Vale 3032 (REI)

4 Bed 1 Bath 2 Car
Price: $1,470,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Agent Comments: Superior land size, comparable presentation, inferior location



132 Dean Street, Moonee Ponds 3039 (REI)

4 Bed 2 Bath 1 Car
Price: $1,485,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Agent Comments: Superior size superior presentation inferior location



7 Learmonth Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car
Price: $1,500,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: House
Agent Comments: Superior location, inferior size, comparable 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	26 Roxburgh Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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
173 Maribyrnong Road, Ascot Vale 3032	$1,470,000	22/02/2025
132 Dean Street, Moonee Ponds 3039	$1,485,000	23/12/2024
7 Learmonth Street, Moonee Ponds 3039	$1,500,000	06/12/2024

This Statement of Information was prepared on: 07/04/2025 14:37