13 Sanctuary Walk, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car
Property Type: House - Attached House N.E.C.
Land Size: 148 sqm approx
Indicative Selling Price
$1,180,000 - $1,250,000
Median House Price
March quarter 2025: $1,532,500

Comparable Properties



25 Banum Crescent, Ascot Vale 3032 (REI)
3 Bed 2 Bath 2 Car
Price: $1,205,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: Townhouse (Res)
Agent Comments: Inferior location, comparable accommodation, superior finishes.



36 Stanford Street, Ascot Vale 3032 (REI/VG)
3 Bed 2 Bath 2 Car
Price: $1,175,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)
Land Size: 181 sqm approx
Agent Comments: Comparable location, inferior size, comparable accommodation comparable finishes



11 Medley Walk, Ascot Vale 3032 (REI/VG)
4 Bed 3 Bath 2 Car
Price: $1,275,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: Townhouse (Res)
Land Size: 119 sqm approx
Agent Comments: Superior presentation, comparable location, inferior external space.

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: 13 Sanctuary Walk, 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
25 Banum Crescent, ASCOT VALE 3032	$1,205,000	06/03/2025
36 Stanford Street, ASCOT VALE 3032	$1,175,000	15/02/2025
11 Medley Walk, ASCOT VALE 3032	$1,275,000	07/11/2024

This Statement of Information was prepared on: 23/04/2025 14:39

This guide must not be taken as legal advice.