4/193 Maribyrnong Road, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type:
Flat/Unit/Apartment (Res)
Indicative Selling Price
$750,000
Median House Price
04/06/2024 - 03/06/2025: $916,000

Comparable Properties



5/182 Pascoe Vale Road, MOONEE PONDS 3039 (REI)

2 Bed 2 Bath 1 Car
Price: $767,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: Townhouse (Res)
Agent Comments: Comparable location, comparable presentation, comparable size, had 2 bathrooms.



4/63 Crown Street, FLEMINGTON 3031 (REI)

2 Bed 2 Bath 1 Car
Price: $740,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)
Agent Comments: Inferior location, comparable finishes, comparable size.



5/155-157 Kent Street, ASCOT VALE 3032 (REI)

2 Bed 1 Bath 1 Car
Price: $795,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Agent Comments: Superior location, superior size, inferior 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	4/193 Maribyrnong Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price	$750,000

Median sale price

Median price	$916,000	House	x	Suburb	Ascot Vale
Period - From	04/06/2024	to	03/06/2025	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
5/182 Pascoe Vale Road, MOONEE PONDS 3039	$767,000	23/05/2025
4/63 Crown Street, FLEMINGTON 3031	$740,000	10/05/2025
5/155-157 Kent Street, ASCOT VALE 3032	$795,000	22/03/2025

This Statement of Information was prepared on: 16/06/2025