10 Enclave Avenue, Ascot Vale Vic 3032



2 Bed 2 Bath 2 Car
Property Type: Townhouse (Res)
Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending March 2025:
$1,400,000

Comparable Properties



6/27 Sandown Road, ASCOT VALE 3032 (REI)

2 Bed 2 Bath 2 Car
Price: $738,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Townhouse (Res)
Agent Comments: Inferior location, comparable finishes, superior size.



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 superior size.



97 Ascot Vale Road, ASCOT VALE 3032 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $800,000
Method: Auction Sale
Date: 11/03/2025
Property Type: Unit
Agent Comments: Inferior location, comparable finishes, superior 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	10 Enclave Avenue, Ascot Vale Vic 3032

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $1,400,000 House x Suburb Ascot Vale

Period - From 01/04/2024 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
6/27 Sandown Road, ASCOT VALE 3032	$738,000	22/05/2025
4/63 Crown Street, FLEMINGTON 3031	$740,000	10/05/2025
97 Ascot Vale Road, ASCOT VALE 3032	$800,000	11/03/2025

This Statement of Information was prepared on: 03/06/2025 16:27