

33 Francis Street, Ascot Vale Vic 3032



4 Bed 3 Bath 2 Car
Property Type: House
Land Size: 617 sqm appeox
Indicative Selling Price
 \$2,100,000 - \$2,200,000
Median House Price
 Year ending March 2026:
 \$1,365,000

Comparable Properties



31 Brisbane Street, Ascot Vale 3032 (REI)
5 Bed 4 Bath 4 Car
Price: \$1,950,000
Method: Private Sale
Date: 15/05/2026
Property Type: House
Agent Comments: Inferior presentation, comparable size, inferior location



10 Nairn Avenue, Ascot Vale 3032 (REI/VG)
5 Bed 3 Bath 2 Car
Price: \$2,180,000
Method: Sold Before Auction
Date: 02/04/2026
Property Type: House (Res)
Land Size: 613 sqm approx
Agent Comments: inferior location, inferior presentation, comparable size



4 Hopetoun Street, Moonee Ponds 3039 (REI)
5 Bed 3 Bath 2 Car
Price: \$2,050,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 353 sqm approx
Agent Comments: comparable 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

33 Francis Street, Ascot Vale Vic 3032
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Indicative selling price

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

Range between

\$2,100,000

 &

\$2,200,000

Median sale price

Median price

\$1,365,000

 House

x

 Suburb

Ascot Vale

Period - From

01/04/2025

 to

31/03/2026

 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
31 Brisbane Street, ASCOT VALE 3032	\$1,950,000	15/05/2026
10 Nairn Avenue, ASCOT VALE 3032	\$2,180,000	02/04/2026
4 Hopetoun Street, MOONEE PONDS 3039	\$2,050,000	03/02/2026

This Statement of Information was prepared on:

25/05/2026 13:18
