

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

0.58% ↑

Median Unit Price*

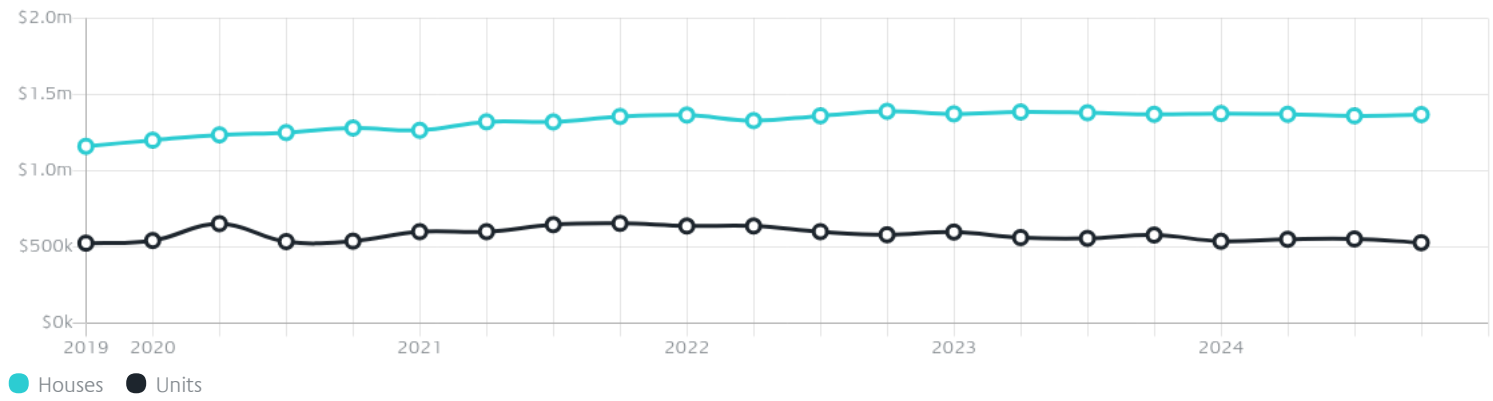
Median

\$528k

Quarterly Price Change

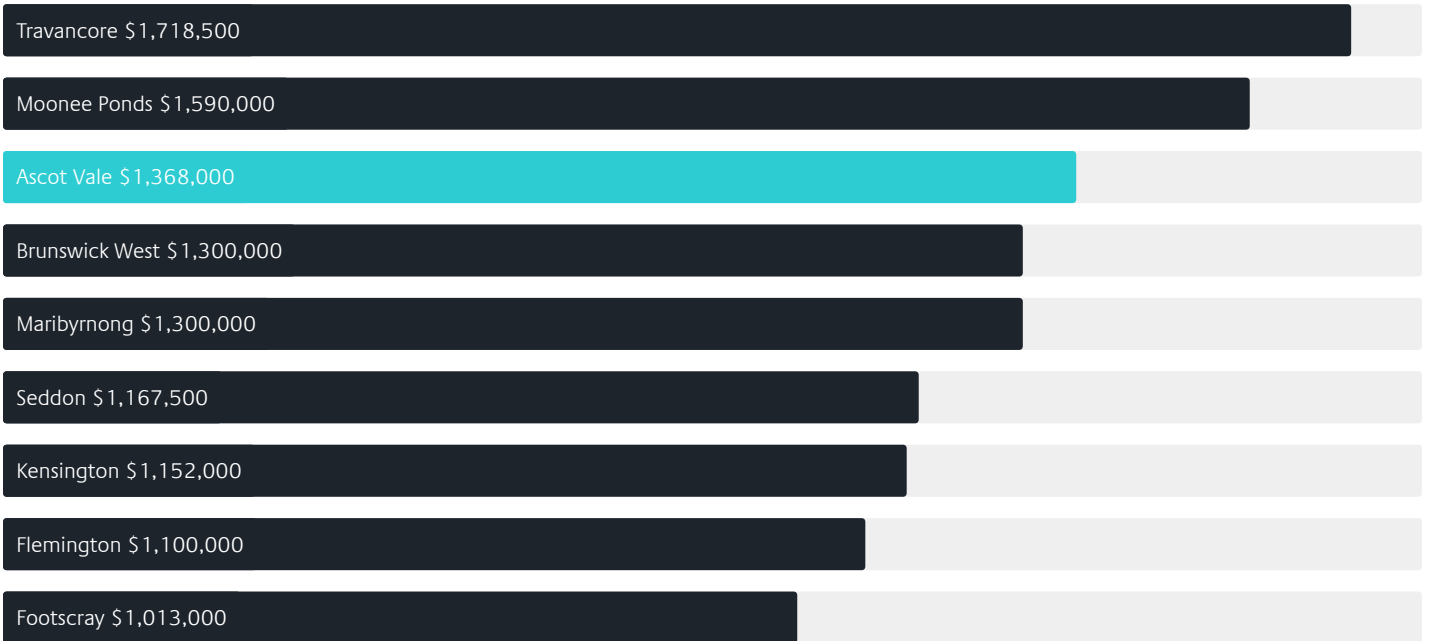
-4.52% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 74%
● Private 26%

Auction Clearance Rate^{*}

86%

Median Days on Market[^]

25 days

Average Hold Period^{*}

6.5 years

Insights

Dwelling Type[^]



● Houses 46% ● Units 54%

Ownership[^]



● Owned Outright 29% ● Mortgaged 35% ● Rented 35%

Population[^]

15,197

Median Asking Rent per week^{*}

\$705

Population Growth[^]

3.03%

Rental Yield^{*}

2.67%

Median Age[^]













37 years

Median Household Size[^]













2.4 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 16 Bayview Tce Ascot Vale	4	House	\$2,500,000	30 Mar 2025
 173 Ascot Vale Rd Ascot Vale	3	House	\$850,000	25 Mar 2025
 5/155-157 Kent St Ascot Vale	2	House	\$795,000	22 Mar 2025
 7 Angler Pde Ascot Vale	5	House	\$2,165,000	22 Mar 2025
 19 Rothwell St Ascot Vale	4	House	\$1,635,000	21 Mar 2025
 9a Rothwell St Ascot Vale	2	House	\$850,000	21 Mar 2025
 6/30 Ormond Rd Ascot Vale	2	Flat	\$480,000	16 Mar 2025
 65 Kent St Ascot Vale	2	House	\$785,000	15 Mar 2025
 3/102 Union Rd Ascot Vale	2	Apartment	\$520,500	14 Mar 2025
 22 Langs Rd Ascot Vale	3	House	\$1,330,000	12 Mar 2025
 97 Ascot Vale Rd Ascot Vale	2	Unit	\$800,000	11 Mar 2025
 107/8 North St Ascot Vale	1	Apartment	\$420,000	09 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/42 The Parade Ascot Vale	2	Apartment	\$445,000	06 Mar 2025
 25 Banum Cr Ascot Vale	3	Townhouse	\$1,205,000	06 Mar 2025
 3a Hockey La Ascot Vale	3	Townhouse	\$1,111,000	06 Mar 2025
 2/52 Munro St Ascot Vale	2	Apartment	\$505,000	05 Mar 2025
 30 Roxburgh St Ascot Vale	3	House	\$1,000,000	03 Mar 2025
 65 South St Ascot Vale	4	House	\$1,830,000	03 Mar 2025
 317 Maribyrnong Rd Ascot Vale	3	Townhouse	\$1,250,000	03 Mar 2025
 15 Bayview Tce Ascot Vale	0	House	\$2,400,000	01 Mar 2025
 15 South St Ascot Vale	4	House	\$1,951,000	01 Mar 2025
 7 Crown Tce Ascot Vale	4	House	\$1,600,000	26 Feb 2025
 173 Maribyrnong Rd Ascot Vale	4	House	\$1,470,000	22 Feb 2025
 1/7-13 Kent St Ascot Vale	3	Townhouse	\$991,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/54 Epsom Rd Ascot Vale	2	Apartment	\$539,000	22 Feb 2025
 75c Bloomfield Rd Ascot Vale	3	Townhouse	\$1,166,000	22 Feb 2025
 6 South St Ascot Vale	3	House	\$1,025,000	20 Feb 2025
 49 Hockey La Ascot Vale	3	House	\$1,162,000	19 Feb 2025
 5a Hockey La Ascot Vale	3	Townhouse	\$1,055,000	17 Feb 2025
 26 River Av Ascot Vale	3	House	\$1,231,000	15 Feb 2025
 36 Stanford St Ascot Vale	3	Townhouse	\$1,175,000	15 Feb 2025
 40 Regent St Ascot Vale	2	House	\$1,171,000	15 Feb 2025
 13 Newsom St Ascot Vale	2	Townhouse	\$875,000	14 Feb 2025
 102/20 Leonard Cr Ascot Vale	2	Apartment	\$542,500	11 Feb 2025
 21/102 Union Rd Ascot Vale	2	Apartment	\$550,000	11 Feb 2025
 1/37 Epsom Rd Ascot Vale	3	Townhouse	\$1,140,000	08 Feb 2025



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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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