

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

1.63% ↑

Median Unit Price*

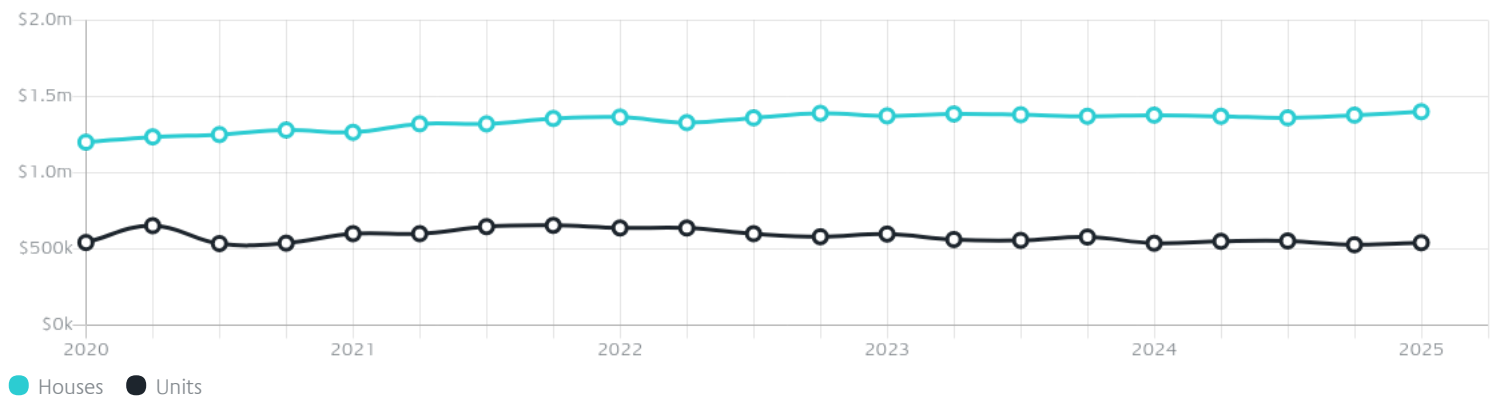
Median

\$541k

Quarterly Price Change

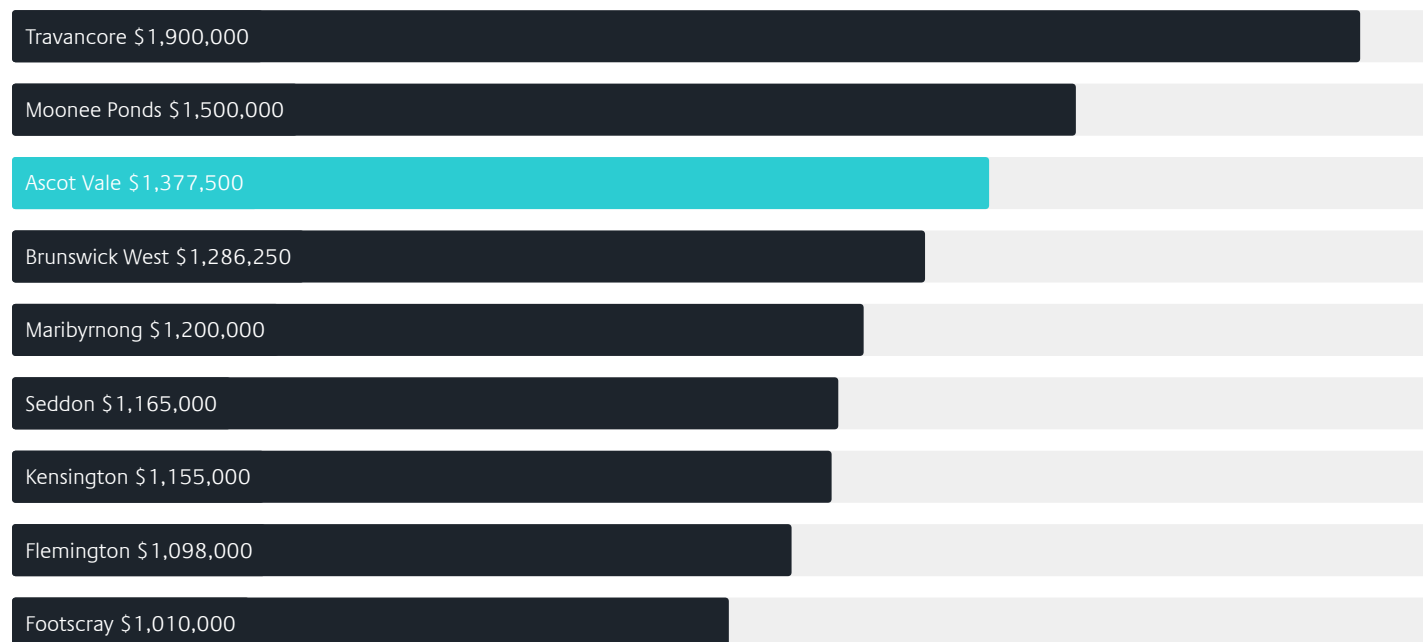
2.51% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 55%
● Private 45%

Auction Clearance Rate*

84.62%

Median Days on Market^

26 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*

\$730

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9/232 Ascot Vale Rd Ascot Vale	1	Apartment	\$232,500	30 Jun 2025
 176 Ascot Vale Rd Ascot Vale	3	House	\$1,080,000	28 Jun 2025
 13 Regent St Ascot Vale	4	House	\$1,610,000	28 Jun 2025
 30 Stanford St Ascot Vale	3	House	\$1,180,000	23 Jun 2025
 2/78 Ormond Rd Ascot Vale	2	Unit	\$772,000	21 Jun 2025
 6d Milton St Ascot Vale	3	House	\$1,272,000	19 Jun 2025
 142 Epsom Rd Ascot Vale	3	House	\$925,000	18 Jun 2025
 49a Epsom Rd Ascot Vale	2	Unit	\$670,000	14 Jun 2025
 16/93-95 Union Rd Ascot Vale	2	Apartment	\$557,500	14 Jun 2025
 5/7 Roxburgh St ASCOT VALE	3	Townhouse	\$930,000	14 Jun 2025
 120 The Parade Ascot Vale	3	House	\$1,528,000	14 Jun 2025
 18/110 Union Rd Ascot Vale	2	Apartment	\$474,000	12 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 61 Fisher Pde Ascot Vale	3	House	\$988,000	12 Jun 2025
 44 Epsom Rd Ascot Vale	3	House	\$765,000	11 Jun 2025
 13 Hillside Tce Ascot Vale	3	House	\$1,490,000	11 Jun 2025
 5/37 Ascot Vale Rd ASCOT VALE	1	Apartment	\$318,000	08 Jun 2025
 8/157-159 St Leonards Rd Ascot Vale	2	Apartment	\$476,000	07 Jun 2025
 113/8 Burrowes St Ascot Vale	2	Apartment	\$520,000	03 Jun 2025
 36 Bank St Ascot Vale	2	House	\$1,039,500	31 May 2025
 83 South St Ascot Vale	3	House	\$1,400,000	31 May 2025
 1 Brunton St Ascot Vale	5	House	\$2,020,000	31 May 2025
 8/1 Langs Rd Ascot Vale	2	Apartment	\$470,000	29 May 2025
 276 Ascot Vale Rd ASCOT VALE	3	House	\$2,200,000	26 May 2025
 13 Mascoma St Ascot Vale	3	House	\$1,815,000	24 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Sanctuary Wlk Ascot Vale	4	House	\$1,406,000	24 May 2025
 3/8 Walter St Ascot Vale	2	Townhouse	\$895,000	24 May 2025
 8/230 Ascot Vale Rd Ascot Vale	1	Unit	\$267,500	22 May 2025
 6/27 Sandown Rd ASCOT VALE	2	Townhouse	\$738,000	22 May 2025
 76 Epsom Rd ASCOT VALE	3	House	\$1,150,000	20 May 2025
 4/1 Langs Rd Ascot Vale	1	Apartment	\$354,000	20 May 2025
 9/205 Maribyrnong Rd Ascot Vale	2	Flat/Unit/Apartment	\$380,000	20 May 2025
 8 Station Av Ascot Vale	2	House	\$1,201,000	17 May 2025
 30 Geddes St Ascot Vale	3	House	\$1,576,000	16 May 2025
 64 Epsom Rd Ascot Vale	3	House	\$1,267,500	15 May 2025
 3/34-40 Fisher Pde Ascot Vale	2	Unit	\$645,000	13 May 2025
 26 Gillespie Av Ascot Vale	3	House	\$1,250,000	10 May 2025



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Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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