

SUBURB MARKET REPORT

ASCOT - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot



ASCOT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	87	\$ 848,000	0.0 %	\$ 290,000	\$ 4,000,000
2007	107	\$ 1,100,000	29.7 %	\$ 420,000	\$ 3,500,000
2008	46	\$ 1,275,000	15.9 %	\$ 438,500	\$ 4,200,000
2009	69	\$ 1,055,000	-17.3 %	\$ 500,000	\$ 7,250,000
2010	45	\$ 1,280,000	21.3 %	\$ 525,000	\$ 3,950,000
2011	58	\$ 937,500	-26.8 %	\$ 455,000	\$ 4,800,000
2012	50	\$ 965,000	2.9 %	\$ 467,500	\$ 4,050,000
2013	71	\$ 1,125,000	16.6 %	\$ 525,000	\$ 4,050,000
2014	79	\$ 1,385,000	23.1 %	\$ 525,000	\$ 10,200,000
2015	88	\$ 1,360,000	-1.8 %	\$ 540,000	\$ 10,400,000
2016	82	\$ 1,380,000	1.5 %	\$ 575,000	\$ 8,615,000
2017	86	\$ 1,520,000	10.1 %	\$ 593,000	\$ 8,800,000
2018	75	\$ 1,600,000	5.3 %	\$ 645,000	\$ 11,000,000
2019	76	\$ 1,500,000	-6.2 %	\$ 615,000	\$ 5,200,000
2020	95	\$ 1,500,000	0.0 %	\$ 590,000	\$ 13,140,000
2021	130	\$ 2,000,000	33.3 %	\$ 850,000	\$ 12,270,000
2022	60	\$ 2,505,000	25.2 %	\$ 885,000	\$ 12,000,000
2023	64	\$ 2,465,000	-1.6 %	\$ 840,000	\$ 9,700,000
2024	5	\$ 2,500,000	1.4 %	\$ 2,175,000	\$ 3,600,000

Median Sale Price
\$2.55m

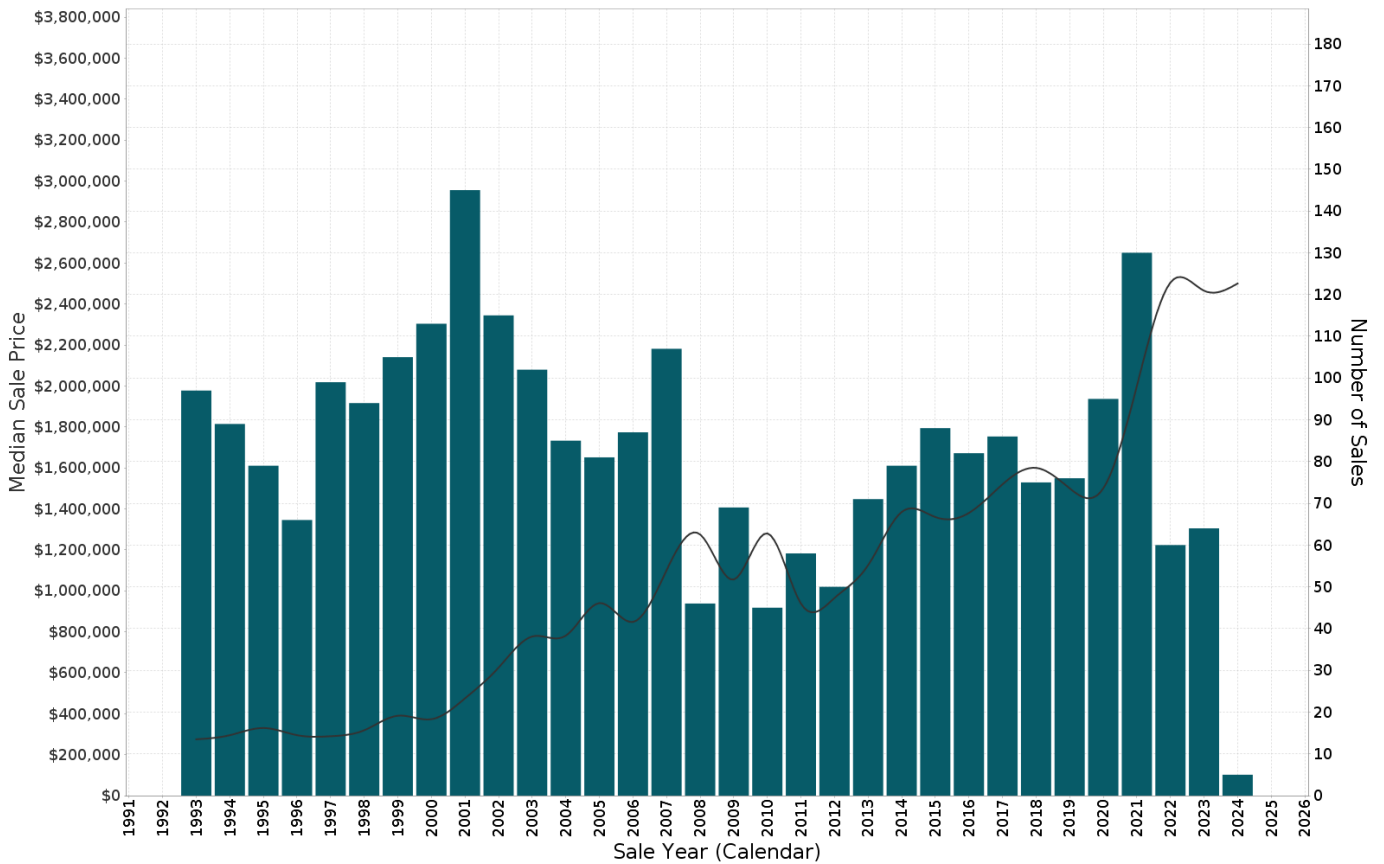
Based on 52 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+4.9%

Current Median Price: \$2,550,000
Previous Median Price: \$2,430,000

Based on 113 recorded House sales compared over the last two rolling 12 month periods

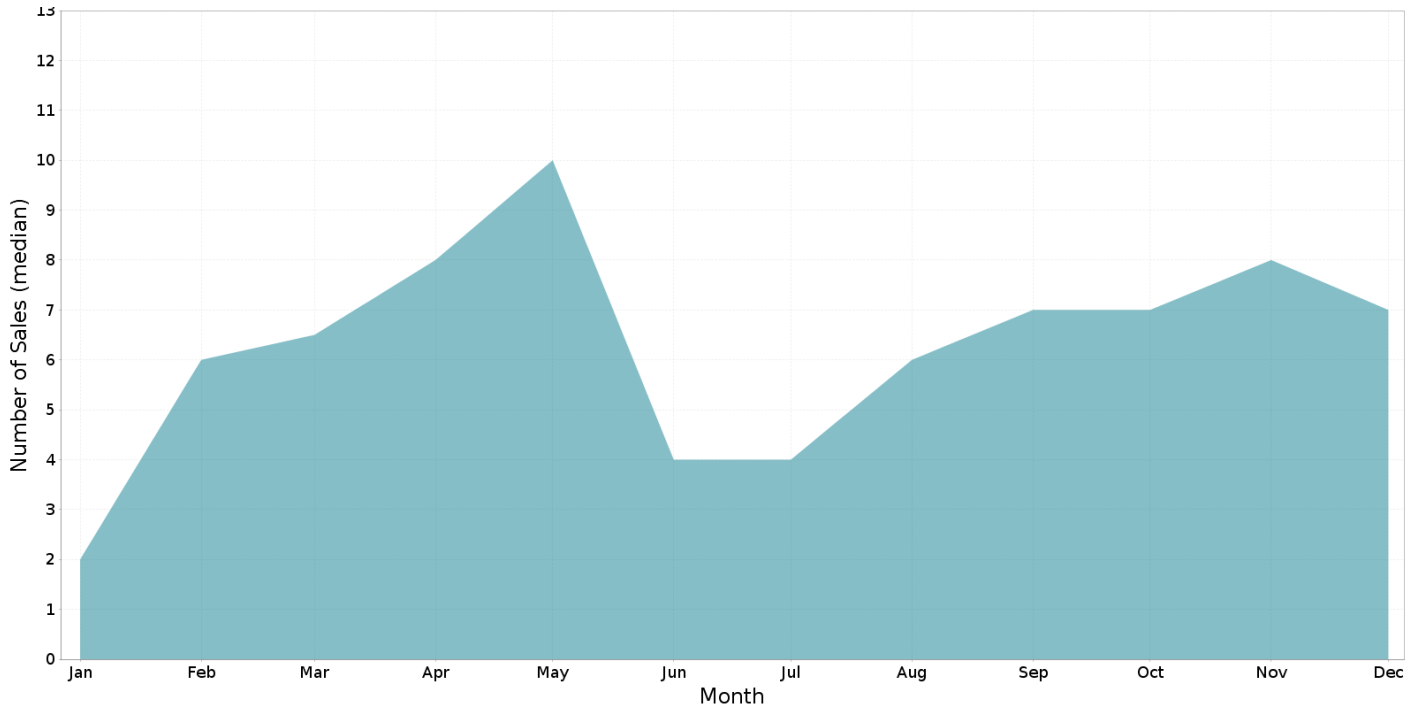


Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

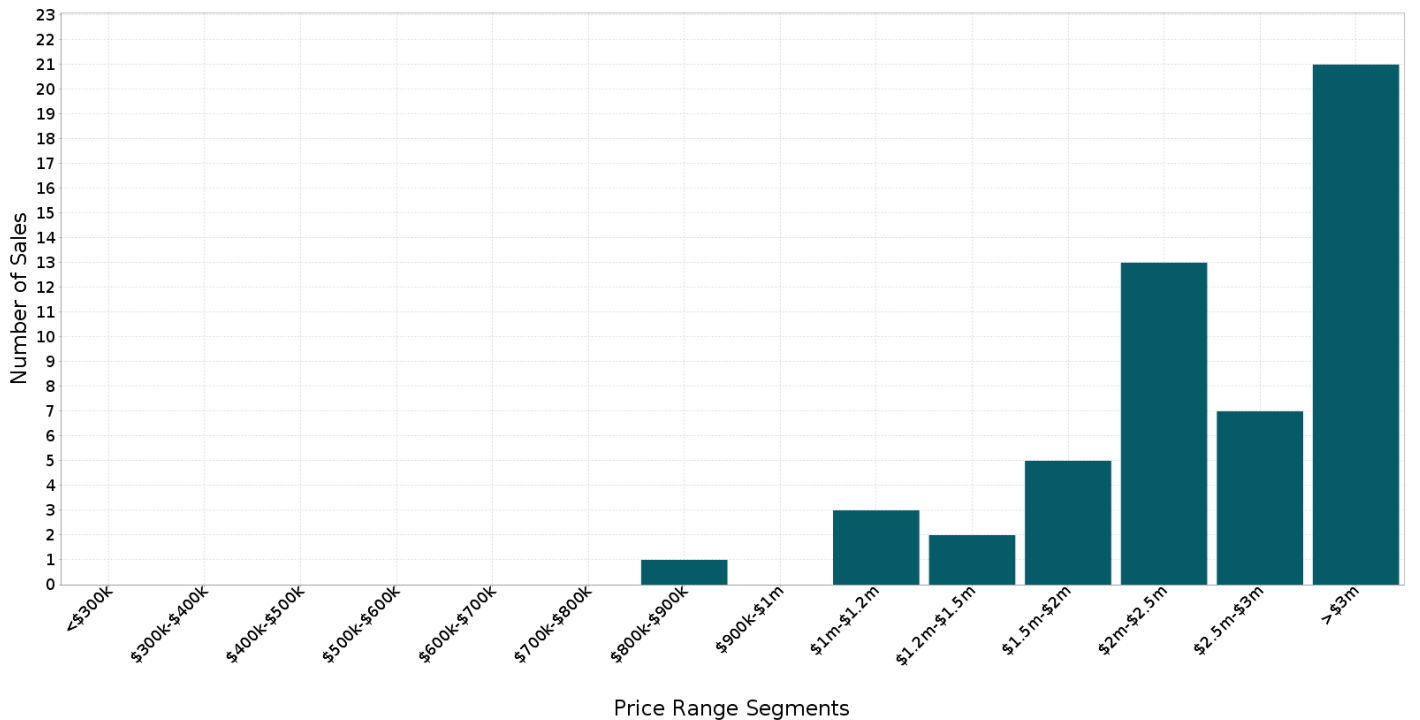
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ASCOT - Peak Selling Periods (3 years)



ASCOT - Price Range Segments (12 months)



ASCOT - Recently Sold Properties

Median Sale Price

\$2.55m

Based on 52 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.9%

Current Median Price: \$2,550,000
Previous Median Price: \$2,430,000

Based on 113 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

52

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

64 CHARLTON ST

\$4,000,000

Sold Apr 2024
56 Days

547 m² 5 4 3

301 LANCASTER RD

\$1,350,000

Sold Mar 2024
28 Days

405 m² 3 2 2

27 ORMOND ST

\$3,050,000

Sold Mar 2024
56 Days

531 m² 4 4 2

67 CHARLTON ST

\$1,425,000

Sold Mar 2024
19 Days

405 m² 3 1 2

48 HOPETOUN ST

\$1,525,000

Sold Mar 2024
N/A

335 m² 4 2 3

29 LAPRAIK ST

\$2,350,000

Sold Feb 2024
54 Days

1,017 m² 4 2 1

124 LANCASTER RD

\$2,500,000

Sold Feb 2024
22 Days

405 m² 4 3 2

114 CROSBY RD

\$3,250,000

Sold Feb 2024
38 Days

809 m² 3 3 2

40 BALDWIN ST

\$3,600,000

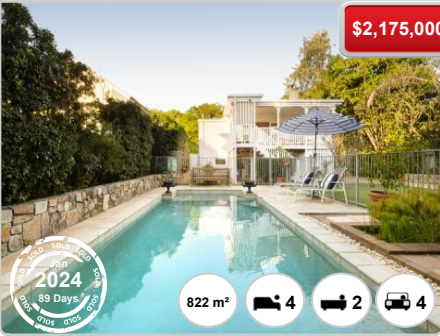
Sold Feb 2024
N/A

761 m² 4 3 2

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108 KITCHENER RD



\$2,175,000

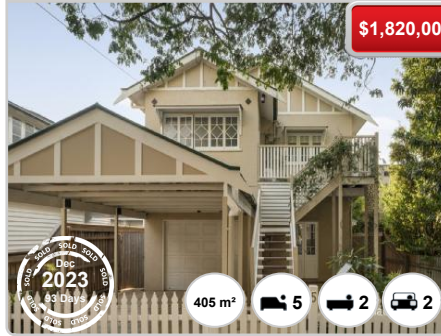
822 m²

4

2

4

5 NORMAN ST



\$1,820,000

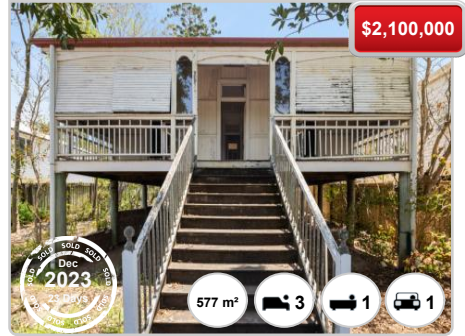
405 m²

5

2

2

24 LONSDALE ST



\$2,100,000

577 m²

3

1

1

85 ANTHONY ST



\$2,135,000

407 m²

4

3

2

23 SYKES ST



\$3,000,000

696 m²

4

1

2

95 LAPRAIK ST



\$3,165,000

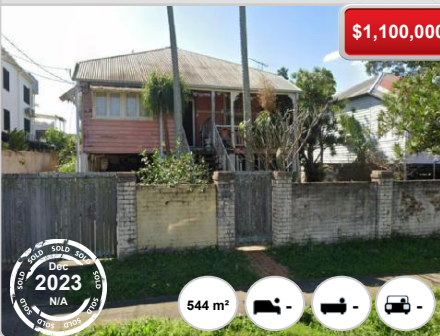
402 m²

3

2

2

24 LAMINGTON AVE



\$1,100,000

544 m²

-

-

-

39 ALEXANDRA RD



\$2,400,000

800 m²

5

2

2

30 BUTLER ST



\$3,150,000

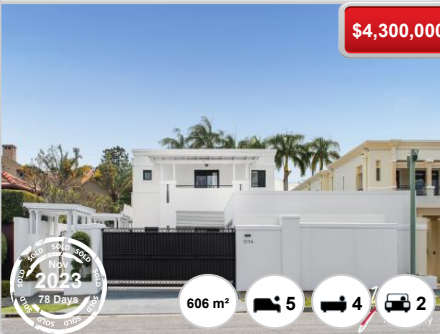
673 m²

5

2

2

109A ANTHONY ST



\$4,300,000

606 m²

5

4

2

6 ABBOTT ST



\$2,850,000

607 m²

5

2

2

18 UPPER LANCASTER RD



\$5,325,000

810 m²

5

5

2