



SUBURB FLYOVER REPORT

ASCOT (HOUSE)

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ASCOT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	46	\$ 1,275,000	0.0 %	\$ 438,500	\$ 4,200,000
2009	70	\$ 1,026,500	-19.5 %	\$ 500,000	\$ 7,250,000
2010	46	\$ 1,257,500	22.5 %	\$ 525,000	\$ 3,950,000
2011	58	\$ 937,500	-25.4 %	\$ 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	82	\$ 1,370,000	21.8 %	\$ 525,000	\$ 10,200,000
2015	89	\$ 1,350,000	-1.5 %	\$ 540,000	\$ 10,400,000
2016	85	\$ 1,350,000	0.0 %	\$ 575,000	\$ 8,615,000
2017	87	\$ 1,540,000	14.1 %	\$ 593,000	\$ 8,800,000
2018	77	\$ 1,585,000	2.9 %	\$ 550,000	\$ 11,000,000
2019	77	\$ 1,500,000	-5.4 %	\$ 615,000	\$ 5,200,000
2020	96	\$ 1,488,000	-0.8 %	\$ 590,000	\$ 13,140,000
2021	130	\$ 2,000,000	34.4 %	\$ 850,000	\$ 12,270,000
2022	60	\$ 2,505,000	25.2 %	\$ 885,000	\$ 12,000,000
2023	65	\$ 2,480,000	-1.0 %	\$ 840,000	\$ 9,700,000
2024	63	\$ 2,500,000	0.8 %	\$ 1,125,000	\$ 9,125,000
2025	73	\$ 3,100,000	24.0 %	\$ 1,110,000	\$ 23,000,000
2026	0				

Median Sale Price

\$3.1m

Based on 73 recorded House sales within the last 12 months (2025)

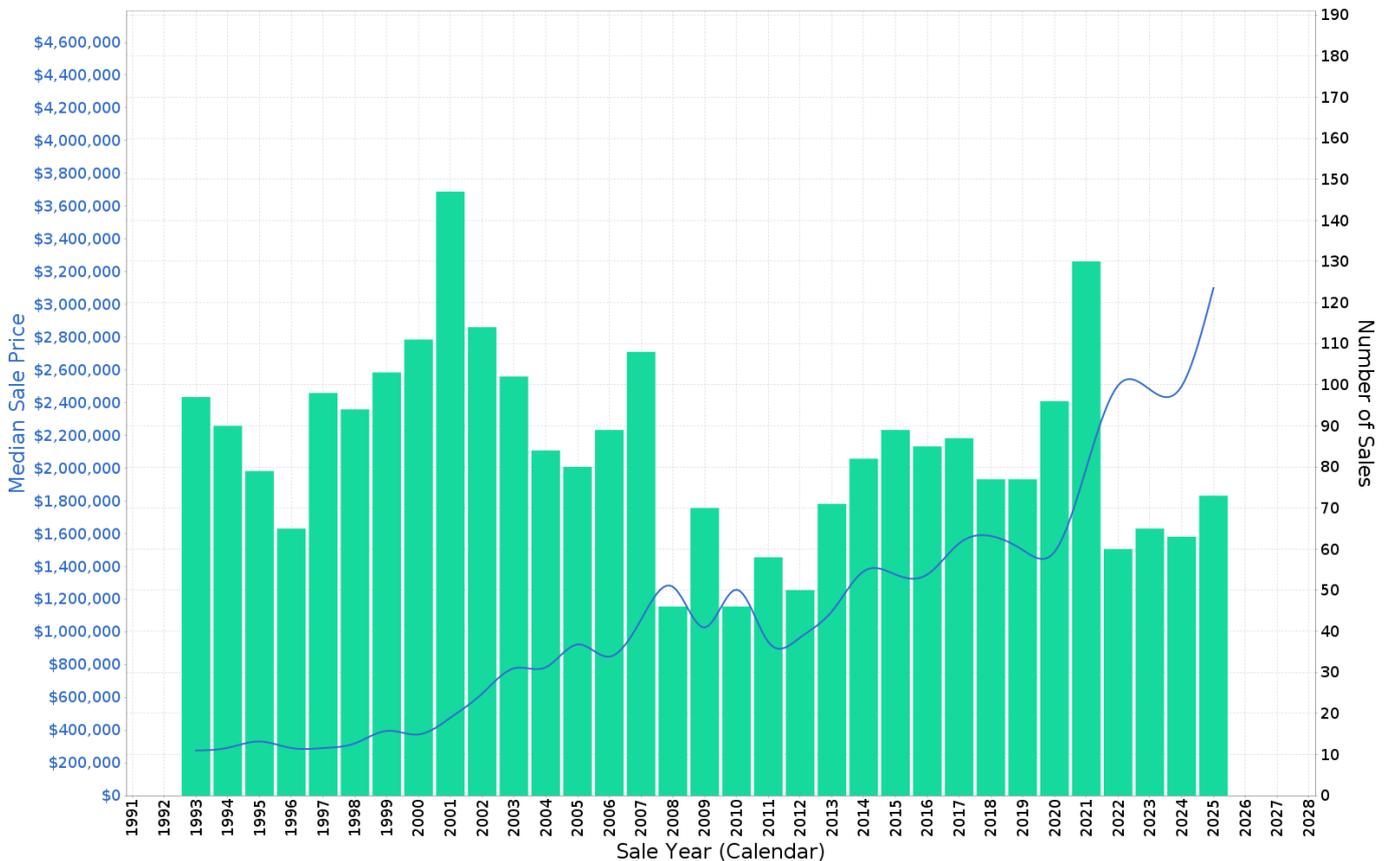
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

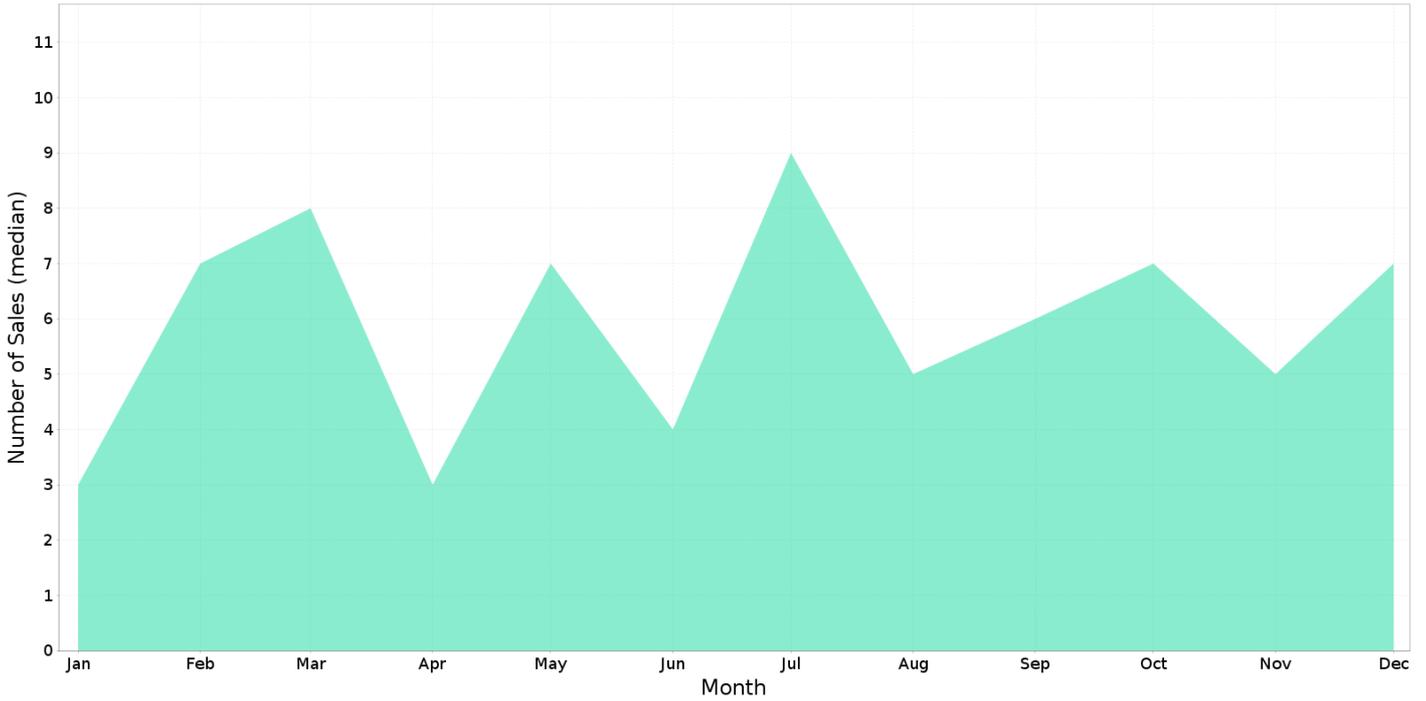
+24.0%

Current Median Price: \$3,100,000
Previous Median Price: \$2,500,000

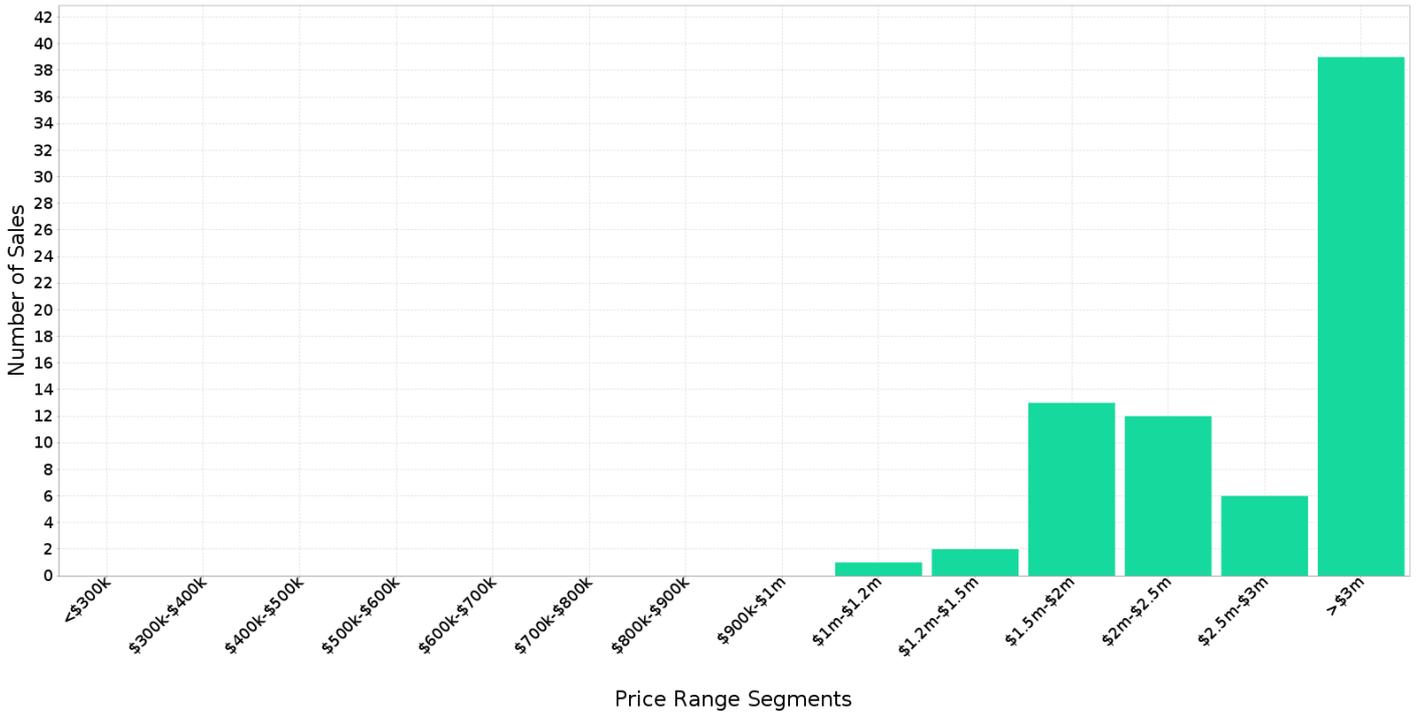
Based on 136 recorded House sales compared over the last two rolling 12 month periods



ASCOT - Peak Selling Periods (3 years)



ASCOT - Price Range Segments (12 months)



ASCOT - Recently Sold Properties

Median Sale Price
\$3.1m

Based on 73 recorded House sales within the last 12 months (2025)

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

Suburb Growth
+24.0%

Current Median Price: \$3,100,000
Previous Median Price: \$2,500,000

Based on 136 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
73

Based on recorded House sales within the 12 months (2025)

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

89 UPPER LANCASTER RD

\$3,000,000

Sold 2025
Dec
24 Days

607 m² 4 2 3

47 ALEXANDRA RD

\$2,775,000

Sold 2025
Nov
N/A

362 m² 4 2 2

35 SUTHERLAND AVE

\$7,000,000

Sold 2025
Nov
390 Days

1,012 m² 6 4 3

4 KIDSTON ST

\$3,100,000

Sold 2025
Nov
178 Days

716 m² 4 3 8

102 KITCHENER RD

\$2,950,000

Sold 2025
Nov
185 Days

1,268 m² 4 2 2

98 STEVENSON ST

\$1,571,000

Sold 2025
Nov
31 Days

405 m² 3 1 2

17 NORMAN ST

\$1,950,000

Sold 2025
Nov
28 Days

405 m² 3 1 2

48 ONSLOW ST

\$1,725,000

Sold 2025
Nov
74 Days

photo not available

2 1 6

2 RUPERT TCE

\$5,500,000

Sold 2025
Nov
N/A

1,012 m² 5 3 4

74 UPPER LANCASTER RD

\$2,500,000

405 m² 3 2 4

Nov 2025
210 Days

8 RUPERT TCE

\$3,000,000

405 m² 3 2 2

Oct 2025
187 Days

52 BENNISON ST

\$3,875,000

832 m² 6 5 2

Oct 2025
22 Days

3 MORGAN ST

\$6,505,000

1,006 m² 4 3 4

Oct 2025
22 Days

26 LAMINGTON AVE

\$1,750,000

544 m² 3 1 1

Oct 2025
25 Days

29 DOBSON ST

\$1,950,000

318 m² 4 3 2

Oct 2025
39 Days

73B PALM AVE

\$2,400,000

405 m² 3 2 2

Oct 2025
30 Days

4 HENRY ST

\$10,850,000

822 m² 5 5 6

Oct 2025
187 Days

84 BEATRICE TCE

\$1,601,000

405 m² 3 2 1

Oct 2025
244 Days

104 ALEXANDRA RD

\$9,800,000

1,275 m² 4 5 4

Oct 2025
5 Days

14 BALE ST

\$3,860,000

901 m² 4 2 2

Oct 2025
122 Days

29 TOWERS ST

\$7,700,000

449 m² 5 5 6

Oct 2025
658 Days