



SUBURB FLYOVER REPORT

ASCOT (HOUSE)

PREPARED BY: JANELLE MCKENNA, AURORA PROPERTY, PH: 0417004845

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	97	\$ 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	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	84	\$ 2,980,000	19.2 %	\$ 1,110,000	\$ 23,000,000
2026	21	\$ 2,650,000	-11.1 %	\$ 1,350,000	\$ 7,750,000

Median Sale Price

\$2.95m

Based on 69 recorded House sales within the last 12 months (Financial Year 2026)

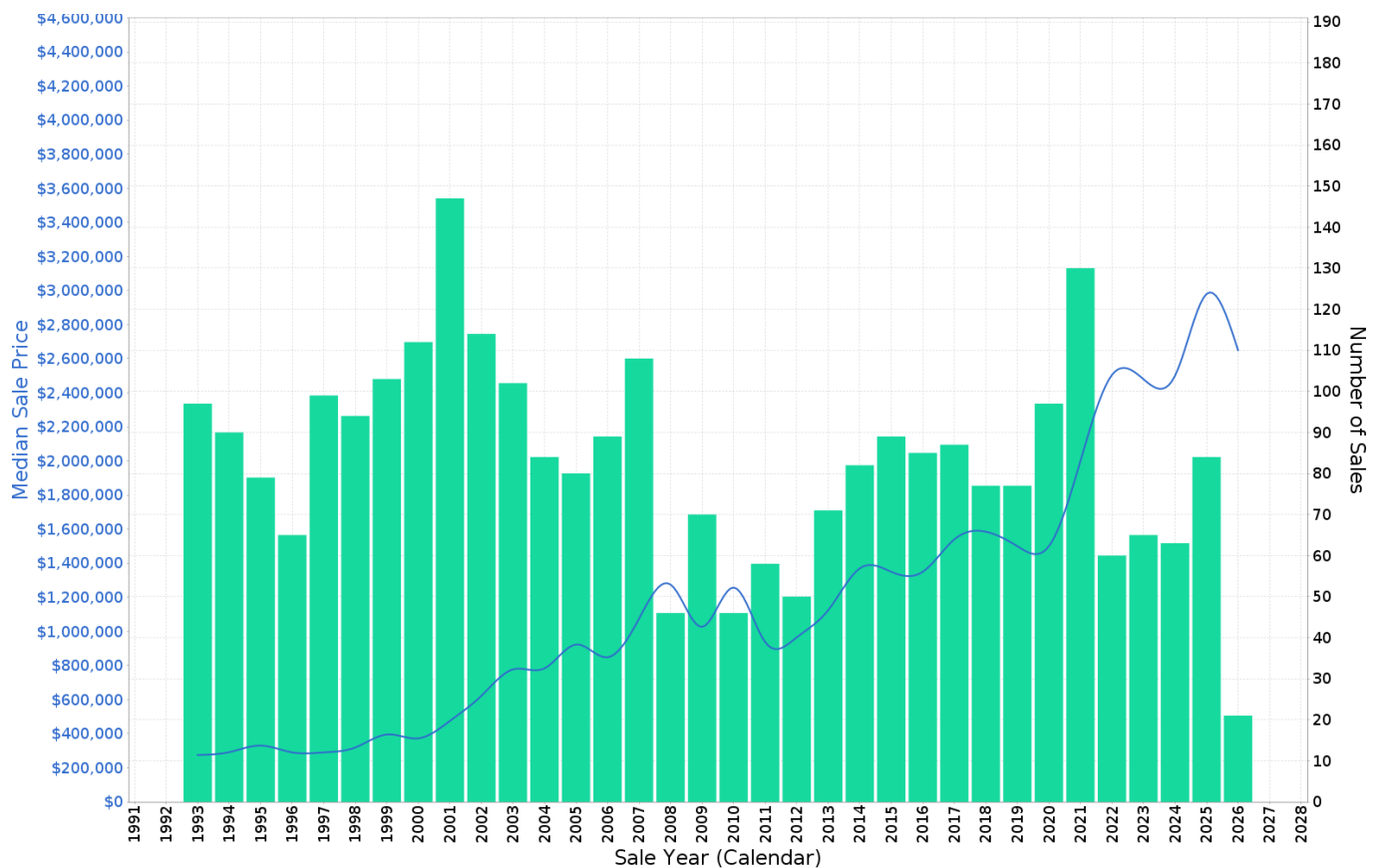
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

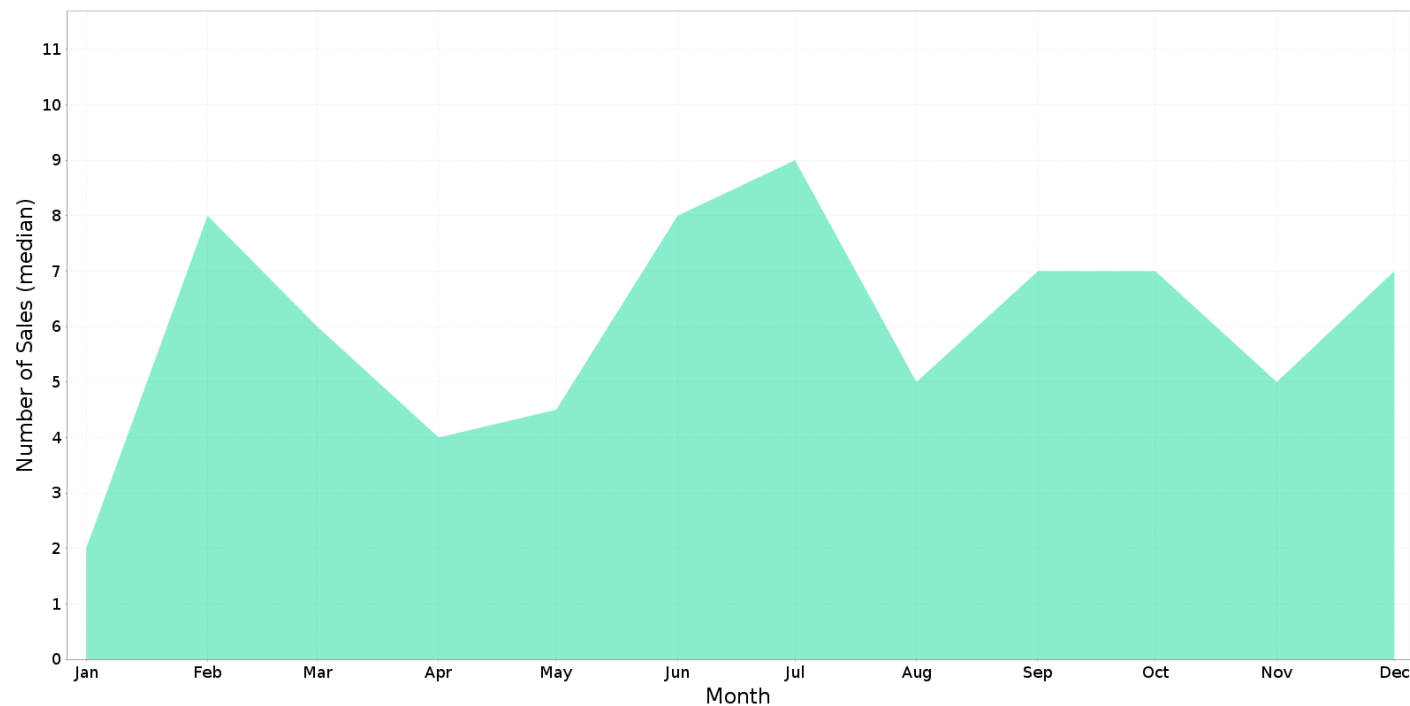
+15.0%

Current Median Price: \$2,950,000
Previous Median Price: \$2,565,000

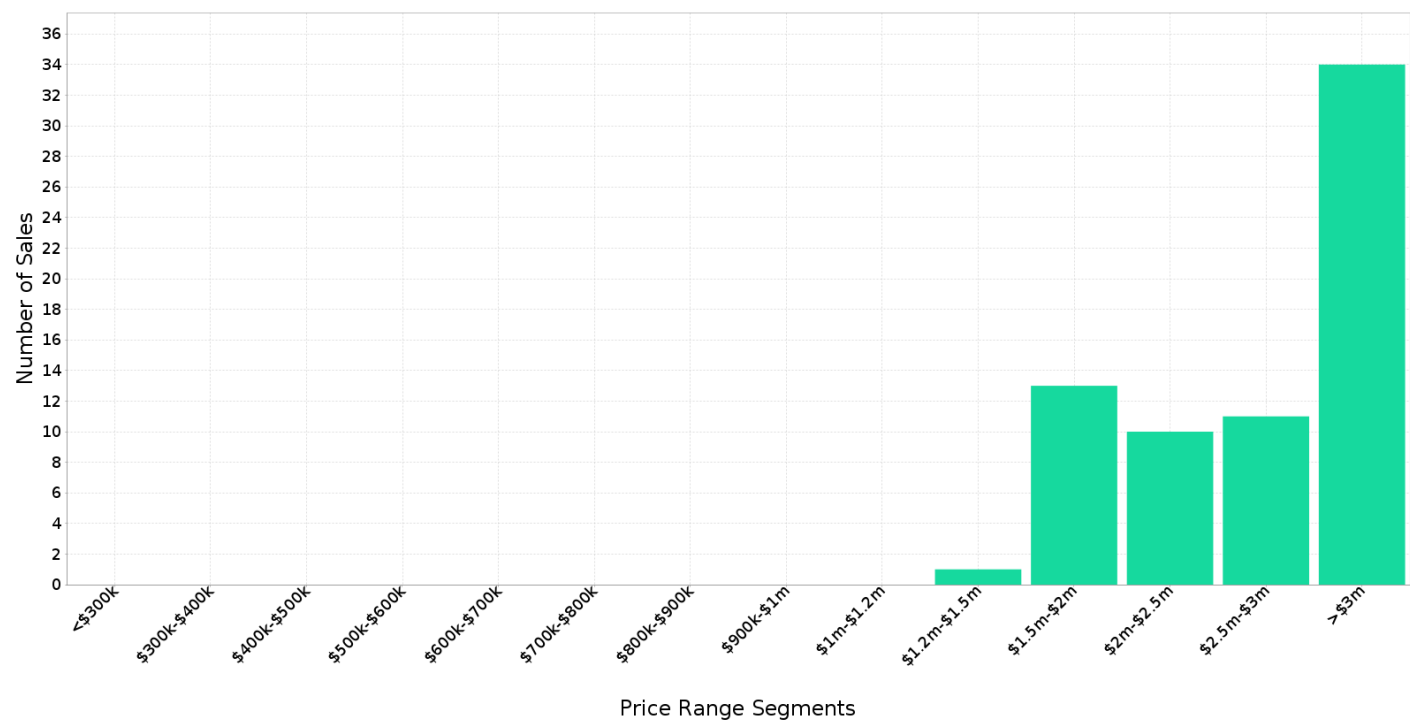
Based on 138 recorded House sales compared over the last two rolling 12 month periods



ASCOT - Peak Selling Periods (3 years)



ASCOT - Price Range Segments (12 months)



ASCOT - Recently Sold Properties

Median Sale Price
\$2.95m

Based on 69 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth
+15.0%

Current Median Price: \$2,950,000
Previous Median Price: \$2,565,000

Based on 138 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
69

Based on recorded House sales within the 12 months (Financial Year 2026)

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

41 BALDWIN ST



\$3,060,000

607 m² 3 3 3

Sold 2026 Jun 86 Days

26 LONSDALE ST



\$3,410,000

635 m² 4 2 2

Sold 2026 Jun 22 Days

84 ASCOT ST



\$6,900,000

809 m² 5 3 2

Sold 2026 Apr 8 Days

106 YABBA ST



\$3,250,000

544 m² 3 3 2

Sold 2026 Apr 9 Days

15 MAGDALA ST



\$4,050,000

589 m² 5 3 2

Sold 2026 Apr 9 Days

35 CHARLTON ST



\$2,500,000

607 m² 4 3 2

Sold 2026 Apr 26 Days

22 ABBOTT ST



\$2,650,000

607 m² 3 2 2

Sold 2026 Apr 39 Days

80 PALM AVE



\$2,280,000

400 m² 4 3 2

Sold 2026 Apr 35 Days

115 BEATRICE TCE



\$1,500,000

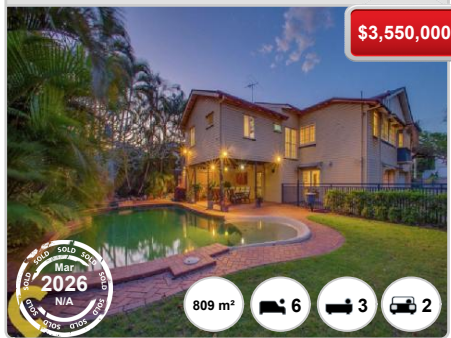
250 m² 4 3 1

Sold 2026 Mar N/A

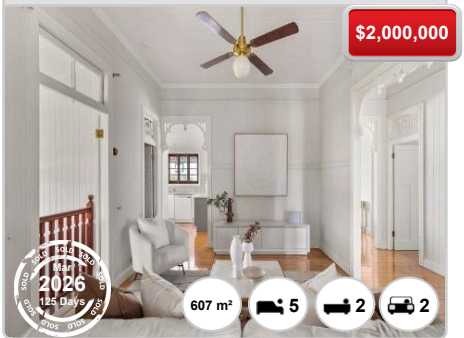
27 WREN ST



129 ORIEL RD



142A KITCHENER RD



89A ANTHONY ST



24 KITCHENER RD



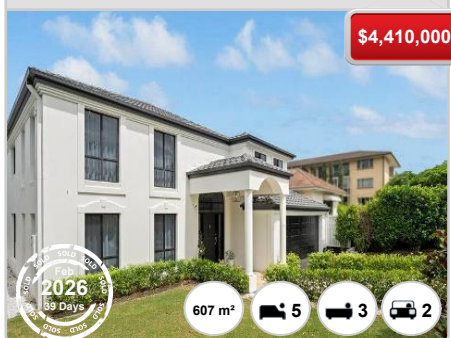
24A KITCHENER RD



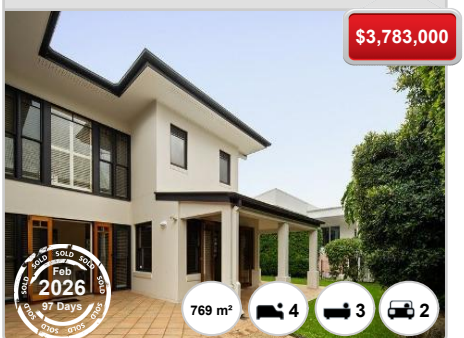
10 MAYFIELD ST



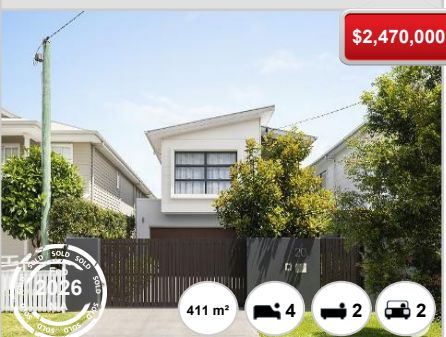
37 CHARLTON ST



24 BALDWIN ST



20 MEIN ST



93 LAPRAIK ST



50 KITCHENER RD

