

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

57 Hackett Street, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Pascoe Vale South

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	33 Fenacre St STRATHMORE 3041	\$1,500,000	24/05/2025
2	96 Essex St PASCOE VALE 3044	\$1,604,000	25/02/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2025 13:20

57 Hackett Street, Pascoe Vale South Vic 3044



Adrian Petrucelli
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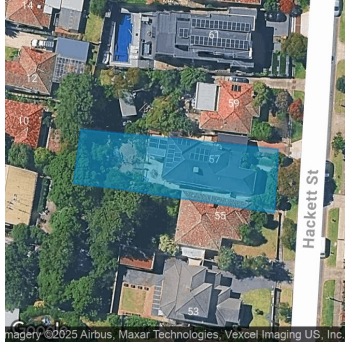
AdrianPetrucelli@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

June quarter 2025: \$1,260,000



5 2 2

Property Type: House (Res)

Land Size: 619 sqm approx

Agent Comments

Comparable Properties



33 Fenacre St STRATHMORE 3041 (REI)

Agent Comments

5 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 738 sqm approx



96 Essex St PASCOE VALE 3044 (REI/VG)

Agent Comments

5 2 2

Price: \$1,604,000

Method: Sold Before Auction

Date: 25/02/2025

Property Type: House (Res)

Land Size: 650 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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