

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

13 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Glen Iris

Period - From 16/07/2024

to

15/07/2025

Source

Property Data

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	6 Keyes St ASHBURTON 3147	\$1,825,000	21/06/2025
2	34 St Georges Cr ASHBURTON 3147	\$1,885,000	24/05/2025
3	5 Straughan St GLEN IRIS 3146	\$1,880,000	02/05/2025

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:

16/07/2025 16:38



Yuki Chang
0452 066 623

YukiChang@jellisrcraig.com.au



3 2 2

Rooms: 7
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
16/07/2024 - 15/07/2025: \$2,300,000

Comparable Properties



6 Keyes St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,825,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 592 sqm approx

34 St Georges Cr ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,885,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 680 sqm approx



5 Straughan St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 -

Price: \$1,880,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 612 sqm approx

