

## 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

31 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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 6 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

1/379 REYNARD STREET PASCOE VALE SOUTH VIC 3044	\$735,000	24-Feb-25
2 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044	\$775,000	18-Feb-25
102 GRANDVIEW AVENUE PASCOE VALE SOUTH VIC 3044	\$750,000	05-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 22 July 2025

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1/379 REYNARD STREET PASCOE  
VALE SOUTH VIC 3044

 2  1  2

Sold Price

\$735,000

Sold Date 24-Feb-25

Distance 0.43km



2 PARKSIDE BOULEVARD PASCOE  
VALE SOUTH VIC 3044

 2  1  2

Sold Price

\$775,000

Sold Date 18-Feb-25

Distance 1.24km



102 GRANDVIEW AVENUE PASCOE  
VALE SOUTH VIC 3044

 2  1  2

Sold Price

\$750,000

Sold Date 05-Jun-25

Distance 0.67km

RS = Recent sale

UN = Undisclosed Sale

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