

# 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

22 Dixon Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$930,000

### Median sale price

Median price \$1,203,500 Property Type House Suburb Pascoe Vale

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	7 Plaisted St COBURG NORTH 3058	\$820,000	16/07/2025
2	13 Rollo St COBURG NORTH 3058	\$840,000	07/07/2025
3	21 Tonkin Av COBURG NORTH 3058	\$930,000	05/07/2025

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:

28/07/2025 11:52



**Property Type:** House (Res)

**Land Size:** 471 sqm approx

**Agent Comments**

the agent has identified these three sales as they are only meters away from Dixon Street however in a different suburb

## Comparable Properties



**7 Plaisted St COBURG NORTH 3058 (REI)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 16/07/2025

**Property Type:** House

**Land Size:** 401 sqm approx



**13 Rollo St COBURG NORTH 3058 (REI)**

**Agent Comments**



**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 07/07/2025

**Property Type:** House (Res)

**Land Size:** 461 sqm approx



**21 Tonkin Av COBURG NORTH 3058 (REI)**

**Agent Comments**



**Price:** \$930,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** House (Res)

**Land Size:** 615 sqm approx