

# 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 Vimy Court, 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)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Pascoe Vale South

Period - From

01/01/2025

to

31/03/2025

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	19 Parkstone Av PASCOE VALE SOUTH 3044	\$1,075,000	02/06/2025
2	129 Melville Rd PASCOE VALE SOUTH 3044	\$947,000	22/05/2025
3	366 Reynard St PASCOE VALE SOUTH 3044	\$1,045,000	14/05/2025

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:

24/06/2025 14:00



**Property Type:** House

**Land Size:** 543 sqm approx

**Agent Comments**

Original home in need of structural repairs, renovation in a great allotment, awesome location.

## Comparable Properties



**19 Parkstone Av PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 02/06/2025

**Property Type:** House

**Land Size:** 690 sqm approx

**Agent Comments**

In very close proximity, Parkstone home is in superior condition and slightly larger block.



**129 Melville Rd PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$947,000

**Method:** Sold Before Auction

**Date:** 22/05/2025

**Property Type:** House (Res)

**Agent Comments**

Great comparable as in close proximity, home is superior however Vimy Crt location and size of block is superior.



**366 Reynard St PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$1,045,000

**Method:** Sold Before Auction

**Date:** 14/05/2025

**Property Type:** House

**Agent Comments**

Recent sale in close proximity, inferior in size however home in better condition,