Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

529 Pascoe Vale Road, Pascoe Vale Vic 3044
I

Indicative selling price

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

Range between \$97	70,000	&	\$1,050,000
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Median sale price

Median price	\$1,203,500	Pro	perty 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

	aress of comparable property	1 1100	Date of Sale
1	25 Alexandra St PASCOE VALE 3044	\$1,000,000	03/05/2025
2	576 Pascoe Vale Rd PASCOE VALE 3044	\$952,000	28/03/2025
3	5 Wilna St PASCOE VALE 3044	\$1,040,000	18/03/2025

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:	01/08/2025 11:23



Date of sale











Property Type: House Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price \$970,000 - \$1,050,000 **Median House Price** June guarter 2025: \$1,203,500

Comparable Properties



25 Alexandra St PASCOE VALE 3044 (REI/VG)









Price: \$1,000,000

Method: Sold Before Auction

Date: 03/05/2025 Property Type: House

Land Size: 448 sqm approx

Agent Comments

Same suburb, within 1.94km from subject, comparable land size, building size and configuration, has 1 less bathroom, similar vintage



576 Pascoe Vale Rd PASCOE VALE 3044 (REI/VG)









Price: \$952,000 Method: Private Sale Date: 28/03/2025

Property Type: House (Res) Land Size: 836 sqm approx

Agent Comments

Same suburb, same street, within 0.44km from subject, larger land size, building size and configuration, has 1 less bathroom, similar vintage











Price: \$1,040,000 Method: Private Sale Date: 18/03/2025

Property Type: House (Res) Land Size: 592 sqm approx

Agent Comments

Same suburb, within 1.25km from subject, slightly larger land size, building size and configuration, has 1 less bathroom, similar vintage

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





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