

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

529 Pascoe Vale Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$970,000 & \$1,050,000

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	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



3 2 2

Property Type: House
Land Size: 445 sqm approx
Agent Comments

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

Comparable Properties



25 Alexandra St PASCOE VALE 3044 (REI/VG)

3 1 1

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)

3 1 1

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



5 Wilna St PASCOE VALE 3044 (REI/VG)

3 1 3

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