

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

4 Mckeen Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Pascoe Vale South

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	71 Gordon St COBURG 3058	\$1,302,000	21/06/2025
2	19 Waverley Pde PASCOE VALE SOUTH 3044	\$1,300,000	17/06/2025
3	57 Gordon St COBURG 3058	\$1,240,000	12/04/2025

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:

05/08/2025 11:00

4 Mckeon Avenue, Pascoe Vale South Vic 3044



Adrian Petrucelli
03 9989 9575
403 096 839

AdrianPetrucelli@jelliscraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,260,000



3 1 3

Rooms: 5
Property Type: House
Land Size: 523 approx sqm
approx
[Agent Comments](#)

Comparable Properties



71 Gordon St COBURG 3058 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,302,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 509 sqm approx



19 Waverley Pde PASCOE VALE SOUTH 3044 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,300,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 556 sqm approx



57 Gordon St COBURG 3058 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,240,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 518 sqm approx

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



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