

# 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

443 Bell Street, 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 \$1,260,000 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	1/37 Martin St PASCOE VALE 3044	\$1,000,000	21/06/2025
2	30 Heliopolis St PASCOE VALE SOUTH 3044	\$1,075,000	02/06/2025
3	18 Ward Gr PASCOE VALE SOUTH 3044	\$1,100,000	24/05/2025

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:

05/08/2025 16:03

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3   2   2

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
June quarter 2025: \$1,260,000

Comparable Properties



1/37 Martin St PASCOE VALE 3044 (REI)

**Agent Comments**

3   1   1

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx



30 Heliopolis St PASCOE VALE SOUTH 3044 (REI)

**Agent Comments**

3   2   2

**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 02/06/2025  
**Property Type:** House



18 Ward Gr PASCOE VALE SOUTH 3044 (REI)

**Agent Comments**

3   1   2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)