

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

1/16 Snell Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/07/2025

to

30/09/2025

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	1b Colorado St PASCOE VALE 3044	\$1,000,000	16/07/2025
2	1/37 Martin St PASCOE VALE 3044	\$1,000,000	21/06/2025
3	1 Quick St PASCOE VALE 3044	\$1,070,000	31/05/2025

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:

05/11/2025 09:53

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4
 2
 2

Property Type:

Agent Comments

Indicative Selling Price

\$980,000

Median House Price

September quarter 2025: \$1,200,000

Comparable Properties



1b Colorado St PASCOE VALE 3044 (REI/VG)

Agent Comments

3
 3
 2

Price: \$1,000,000

Method: Private Sale

Date: 16/07/2025

Property Type: Townhouse (Single)

Land Size: 191 sqm approx



1/37 Martin St PASCOE VALE 3044 (REI/VG)

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



1 Quick St PASCOE VALE 3044 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,070,000

Method: Sold Before Auction

Date: 31/05/2025

Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699