

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

1/37 Martin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,204,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/01/2025

to

31/03/2025

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	2/36 Martin St PASCOE VALE 3044	\$820,000	17/05/2025
2	46 Landells Rd PASCOE VALE 3044	\$945,000	05/04/2025
3	31 Stennis St PASCOE VALE 3044	\$825,000	07/12/2024

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:

22/05/2025 12:24

1/37 Martin Street, Pascoe Vale Vic 3044

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2025: \$1,204,000



3 1 1

Rooms: 5

Property Type: House

Land Size: 310 sqm approx

Agent Comments

Comparable Properties



2/36 Martin St PASCOE VALE 3044 (REI)

Agent Comments

3 2 3

Price: \$820,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)



46 Landells Rd PASCOE VALE 3044 (REI)

Agent Comments

2 1 3

Price: \$945,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 370 sqm approx



31 Stennis St PASCOE VALE 3044 (REI)

Agent Comments

2 1 3

Price: \$825,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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