

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

10 Royal Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$1,675,000

Median sale price

Median price

\$1,313,250

Property Type

House

Suburb

Pascoe Vale South

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	57 Hackett St PASCOE VALE SOUTH 3044	\$1,582,000	30/08/2025
2	21 Henley St PASCOE VALE SOUTH 3044	\$1,610,000	31/05/2025
3	47 Molesworth St COBURG 3058	\$1,640,000	25/06/2025

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:

17/10/2025 14:59



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,675,000
Median House Price
September quarter 2025: \$1,313,250

Comparable Properties



57 Hackett St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

5 2 2

Price: \$1,582,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 619 sqm approx



21 Henley St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 4

Price: \$1,610,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 502 sqm approx



47 Molesworth St COBURG 3058 (REI/VG)

Agent Comments

4 2 1

Price: \$1,640,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 371 sqm approx