

# 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

13 Derby Street, Pascoe Vale 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,203,500

Property Type House

Suburb Pascoe Vale

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	13A Derby St PASCOE VALE 3044	\$1,300,000	21/06/2025
2	44 Greenwood St PASCOE VALE SOUTH 3044	\$1,300,000	11/06/2025
3	10b Valerie St PASCOE VALE 3044	\$1,330,000	05/03/2025

**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:

20/08/2025 10:25

13 Derby Street, Pascoe Vale Vic 3044

WHITEFOX

Dylan Francis

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 4  1  0

**Rooms:** 6

**Property Type:** House

**Land Size:** 493 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2025: \$1,203,500

## Comparable Properties



**13A Derby St PASCOE VALE 3044 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 21/06/2025

**Property Type:** House



**44 Greenwood St PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 11/06/2025

**Property Type:** House

**Land Size:** 289 sqm approx



**10b Valerie St PASCOE VALE 3044 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Land Size:** 256 sqm approx

**Account - Whitefox Real Estate | P: 96459699**



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