

# 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

13A Derby Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	24a Lincoln Av COBURG NORTH 3058	\$1,480,000	17/04/2025
2	30c Donne St COBURG 3058	\$1,400,000	06/03/2025
3	27b Westgate St PASCOE VALE SOUTH 3044	\$1,485,000	12/12/2024

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:

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2025: \$1,204,000

Comparable Properties



24a Lincoln Av COBURG NORTH 3058 (REI) Agent Comments



Price: \$1,480,000  
Method: Private Sale  
Date: 17/04/2025  
Property Type: House



30c Donne St COBURG 3058 (REI) Agent Comments



Price: \$1,400,000  
Method: Sold Before Auction  
Date: 06/03/2025  
Property Type: House (Res)



27b Westgate St PASCOE VALE SOUTH 3044 (REI/VG) Agent Comments



Price: \$1,485,000  
Method: Private Sale  
Date: 12/12/2024  
Property Type: House  
Land Size: 328 sqm approx

Account - Whitefox Real Estate | P: 96459699



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