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

16 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$900,000	&	\$990,000
J	between	. ,		. ,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$910,000	Prop	erty type House		Suburb	Pearcedale	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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 6 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
8 FELTHAM STREET PEARCEDALE VIC 3912	\$1,150,000	23-Apr-25
70 PEARCEDALE ROAD PEARCEDALE VIC 3912	\$930,000	16-Apr-25

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 6 months.

This Statement of Information was prepared on: 15 October 2025





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8 FELTHAM STREET PEARCEDALE Sold Price VIC 3912

⇔ 2

\$ 2

\$1,150,000 Sold Date **23-Apr-25**

Distance 0.31km

70 PEARCEDALE ROAD **PEARCEDALE VIC 3912**

₾ 2

₾ 1

■ 3

Sold Price

\$930,000 Sold Date **16-Apr-25**

Distance 0.3km

UN = Undisclosed Sale

RS = Recent sale

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