

## 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

167B PEARCEDALE ROAD PEARCEDALE VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$1,700,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Commercial

Suburb

Pearcedale

Period-from

01 Sep 2024

to

31 Aug 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

28 SCOTT ROAD CRANBOURNE SOUTH VIC 3977

\$1,950,000

07-Aug-25

185 BUNGOWER ROAD SOMERVILLE VIC 3912

\$1,750,000

09-Aug-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: 22 September 2025

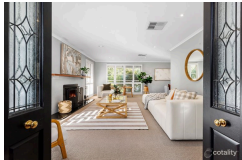


**28 SCOTT ROAD CRANBOURNE  
SOUTH VIC 3977**

4 3 4

Sold Price <sup>RS</sup> **\$1,950,000** Sold Date **07-Aug-25**

Distance **3.74km**



**185 BUNGOWER ROAD  
SOMERVILLE VIC 3912**

3 2 2

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **09-Aug-25**

Distance **7.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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