

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

17 Royal Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Pascoe Vale South

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	3 Milton St PASCOE VALE SOUTH 3044	\$1,380,000	19/07/2025
2	10 Melville Rd PASCOE VALE SOUTH 3044	\$1,430,000	04/07/2025
3	11 Zeal St BRUNSWICK WEST 3055	\$1,275,000	21/06/2025

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:

13/08/2025 10:02



3 1 2

Property Type: House (Res)
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2025: \$1,260,000

Comparable Properties



3 Milton St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 1

Price: \$1,380,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)



10 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 2

Price: \$1,430,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 446 sqm approx



11 Zeal St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 2

Price: \$1,275,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 501.40 sqm approx