

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

18 Davern Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$2,050,000

&

\$2,250,000

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		
2		
3		

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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Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



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Property Type: House
Agent Comments

Indicative Selling Price
\$2,050,000 - \$2,250,000
Median House Price
June quarter 2025: \$1,260,000

Comparable Properties

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. 18 Davern Street, Pascoe Vale South is a brand new architecturally built home with four bedrooms, three bathrooms and three car with high end finishes and fixtures throughout. There has not been a similar property which has sold in the area.