

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 Yorkshire Street, Pascoe Vale 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

\$1,204,000

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	59 Royal Pde PASCOE VALE SOUTH 3044	\$1,320,000	22/03/2025
2	4 Dale Av PASCOE VALE 3044	\$1,320,000	15/03/2025
3	22 Sussex St PASCOE VALE SOUTH 3044	\$1,450,000	06/02/2025

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:

11/06/2025 11:06

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4 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2025: \$1,204,000

Comparable Properties



59 Royal Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

3 1 3

Price: \$1,320,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 567 sqm approx



4 Dale Av PASCOE VALE 3044 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 756 sqm approx



22 Sussex St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 3

Price: \$1,450,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 445 sqm approx

Account - Whitefox Real Estate | P: 96459699



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