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

2 Anderson Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price | $1,869,000

Median sale price

| Median price | $1,313,250 | Property Type | House | Suburb | Pascoe Vale South |

| Period - From | 01/07/2025 | to | 30/09/2025 | 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	10 Royal Pde PASCOE VALE SOUTH 3044	$1,980,000	25/10/2025
2	7 Pearcey Gr PASCOE VALE 3044	$1,950,000	25/10/2025
3	26 Alpine Gr PASCOE VALE 3044	$2,055,000	12/06/2025

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: | 19/11/2025 13:04

CONSUMER AFFAIRS VICTORIA

WHI7EFOX

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🛏 4   🛁 2   🚗 4

Property Type: House
Agent Comments

Indicative Selling Price
$1,869,000
Median House Price
September quarter 2025: $1,313,250

Comparable Properties

10 Royal Pde PASCOE VALE SOUTH 3044 (REI)

🛏 4   🛁 2   🚗 4

Price: $1,980,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments

7 Pearcey Gr PASCOE VALE 3044 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,950,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

26 Alpine Gr PASCOE VALE 3044 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $2,055,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 676 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699