

## 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

26 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$1,550,000

&

\$1,625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

7 BALMORAL AVENUE PASCOE VALE SOUTH VIC 3044	\$1,655,000	23-Nov-24
41 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$1,600,000	22-Nov-24
77 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044	\$1,684,500	13-Feb-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: 13 May 2025



**7 BALMORAL AVENUE PASCOE  
VALE SOUTH VIC 3044**

 4  2  -

Sold Price

**\$1,655,000**

Sold Date **23-Nov-24**

Distance

**0.2km**



**41 WESTGATE STREET PASCOE  
VALE SOUTH VIC 3044**

 3  1  3

Sold Price

**\$1,600,000**

Sold Date **22-Nov-24**

Distance

**0.91km**



**77 GALLIPOLI PARADE PASCOE  
VALE SOUTH VIC 3044**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,684,500**

Sold Date **13-Feb-25**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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