

# 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 3 Cleve Road, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,252,500 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2025 to 31/12/2025 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	82 Derby St PASCOE VALE 3044	\$1,125,000	16/02/2026
2	161a Essex St PASCOE VALE 3044	\$1,045,000	04/02/2026
3	30 Reynolds Pde PASCOE VALE SOUTH 3044	\$1,131,000	18/10/2025

**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: 22/02/2026 09:44



 3    2    2

**Property Type:** House (Res)

**Land Size:** 603 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000

**Median House Price**

Year ending December 2025: \$1,252,500

## Comparable Properties



**82 Derby St PASCOE VALE 3044 (REI)**

Agent Comments

 4    2    4

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House

**Land Size:** 591 sqm approx



**161a Essex St PASCOE VALE 3044 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** House

**Land Size:** 853 sqm approx



**30 Reynolds Pde PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments

 3    1    3

**Price:** \$1,131,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655