

## 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 3 Kathleen Street, Pascoe Vale South Vic 3044  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,313,250</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Pascoe Vale South</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	21 Autumn St COBURG 3058	\$1,410,000	25/10/2025
2	40 Carrington St PASCOE VALE SOUTH 3044	\$1,565,000	04/10/2025
3	57 Hackett St PASCOE VALE SOUTH 3044	\$1,582,000	30/08/2025

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:

23/12/2025 11:28



5 3 2

**Property Type:** House

**Land Size:** 427 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

September quarter 2025: \$1,313,250

## Comparable Properties



**21 Autumn St COBURG 3058 (REI)**

5 2 3

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 491 sqm approx

[Agent Comments](#)



**40 Carrington St PASCOE VALE SOUTH 3044 (REI)**

4 2 3

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

[Agent Comments](#)



**57 Hackett St PASCOE VALE SOUTH 3044 (REI/VG)**

5 2 2

**Price:** \$1,582,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 619 sqm approx

[Agent Comments](#)

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