

# 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 Kathleen Street, 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)

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

### 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	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)

Agent Comments

5 2 3

Price: \$1,410,000  
Method: Auction Sale  
Date: 25/10/2025  
Property Type: House (Res)  
Land Size: 491 sqm approx



40 Carrington St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 2 3

Price: \$1,565,000  
Method: Auction Sale  
Date: 04/10/2025  
Property Type: House (Res)



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

Agent Comments

5 2 2

Price: \$1,582,000  
Method: Auction Sale  
Date: 30/08/2025  
Property Type: House (Res)  
Land Size: 619 sqm approx