

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

351B REYNARD STREET PASCOE VALE SOUTH VIC 3044

Indicative selling price

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

Single Price

or range
between

\$1,075,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jul 2024

to

30 Jun 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

1 WENTWORTH AVENUE PASCOE VALE SOUTH VIC 3044	\$1,070,000	27-May-25
22A LIVERPOOL STREET COBURG VIC 3058	\$1,100,000	05-Apr-25
2A HENLEY STREET PASCOE VALE SOUTH VIC 3044	\$1,122,000	11-Mar-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: 21 July 2025



1 WENTWORTH AVENUE PASCOE VALE SOUTH VIC 3044

Sold Price

\$1,070,000

Sold Date

27-May-25



3



2



1

Distance

0.71km



22A LIVERPOOL STREET COBURG VIC 3058

Sold Price

\$1,100,000

Sold Date

05-Apr-25



3



3



1

Distance

1.01km



2A HENLEY STREET PASCOE VALE SOUTH VIC 3044

Sold Price

\$1,122,000

Sold Date

11-Mar-25



4



3



2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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