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	4/22 Kitchener Rd, Pascoe Vale, VIC 3044

Indicative selling price

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

Price Range	$670,000	&	$719,000

Median sale price

Median price	$652,525	Property Type	Townhouse	Suburb	Pascoe Vale (3044)
Period - From	01/08/2025	to	31/01/2026	Source	Cotality

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

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
2/4 KAUMPLE STREET, PASCOE VALE VIC 3044	$680,000	10/10/2025
3/372 GAFFNEY STREET, PASCOE VALE VIC 3044	$690,000	31/10/2025
11/4-6 HEATH STREET, PASCOE VALE VIC 3044	$675,000	12/09/2025

This Statement of Information was prepared on: 22/02/2026

MERRI-BEK REAL ESTATE