

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 Penzance Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Pascoe Vale

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	42a Sussex St PASCOE VALE SOUTH 3044	\$1,140,000	10/10/2025
2	47 Rhodes Pde OAK PARK 3046	\$1,165,000	11/06/2025
3	32b Acacia St GLENROY 3046	\$1,150,000	25/05/2025

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:

30/10/2025 11:11

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 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000

Median House Price
September quarter 2025: \$1,200,000

Comparable Properties



42a Sussex St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 10/10/2025
Property Type: House (Res)



47 Rhodes Pde OAK PARK 3046 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,165,000
Method: Private Sale
Date: 11/06/2025
Property Type: House (Res)
Land Size: 332 sqm approx



32b Acacia St GLENROY 3046 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 25/05/2025
Property Type: House (Res)
Land Size: 288 sqm approx

Account - Whitefox Real Estate | P: 96459699



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