

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 ELLENVALE AVENUE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

32 ELLENVALE AVENUE PASCOE VALE SOUTH VIC 3044	1188000	13-Sep-25
373 REYNARD STREET PASCOE VALE SOUTH VIC 3044	1200000	18-Jul-25
9 GRAHAM STREET PASCOE VALE SOUTH VIC 3044	1450000	19-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 September 2025

Bruce Warburton
P 03 9374 2199
M 0418599337
E bwarburton@woodards.com.au



32 ELLENVALE AVENUE PASCOE VALE SOUTH VIC 3044

 3  1  1

Sold Price

^{RS} **1188000**

Sold Date

13-Sep-25

Distance

0.08km



373 REYNARD STREET PASCOE VALE SOUTH VIC 3044

 3  1  1

Sold Price

^{RS} **1200000**

Sold Date

18-Jul-25

Distance

0.04km



9 GRAHAM STREET PASCOE VALE SOUTH VIC 3044

 3  1  2

Sold Price

1450000

Sold Date

19-Jun-25

Distance

0.68km



44 GRANDVIEW AVENUE PASCOE VALE SOUTH VIC 3044

 3  1  2

Sold Price

1192000

Sold Date

20-Mar-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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