

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

5/251-253 Derby Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price*

Median price

\$763,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/10/2024

to

01/09/2025

Source

rea.com.au

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	11/35-37 Alpine Gr PASCOE VALE 3044	\$800,000	27/09/2025
2	2a Heath St PASCOE VALE 3044	\$815,000	02/08/2025
3	4/6 Plymouth Av PASCOE VALE 3044	\$825,000	24/05/2025

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:

02/10/2025 15:43



3 2 2

Rooms: 5
Property Type: Townhouse
(Single)
Land Size: 141 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median House Price *
01/10/2024 - 01/09/2025: \$763,000
* Agent calculated median

Comparable Properties



11/35-37 Alpine Gr PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Auction Sale
Date: 27/09/2025
Property Type: Townhouse (Res)



2a Heath St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$815,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)



4/6 Plymouth Av PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938