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	5/251-253 Derby Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000	&	\$830,000
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Median sale price*

Median price \$763,000	Property Type	House	Suburb	Pascoe Vale
Period - From 01/10/2024	to 01/09/2025	Sou	ırce 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

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 comparableproperties 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









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)

Price: \$800,000 Method: Auction Sale Date: 27/09/2025

Property Type: Townhouse (Res)

Agent Comments



2a Heath St PASCOE VALE 3044 (REI)

Agent Comments

Price: \$815,000 Method: Auction Sale Date: 02/08/2025

Property Type: Townhouse (Res)



4/6 Plymouth Av PASCOE VALE 3044 (REI)

Agent Comments

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





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