

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 50 Disraeli Grove, Pascoe Vale South, VIC 3044

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$1,211,250 Property Type House Suburb Pascoe Vale South (3044)

Period - From 01/03/2025 to 31/08/2025 Source Cotality

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
48 ELLENVALE AVENUE, PASCOE VALE SOUTH VIC 3044	\$1,000,000	23/08/2025
98 BALMORAL AVENUE, PASCOE VALE SOUTH VIC 3044	\$985,000	29/04/2025
34 BALMORAL AVENUE, PASCOE VALE SOUTH VIC 3044	\$1,000,000	10/08/2025

This Statement of Information was prepared on: 10/09/2025