

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

60 Pleasant Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/01/2026

to

31/03/2026

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	8 Roslyn St STRATHMORE 3041	\$1,350,000	01/07/2026
2	9 Fenacre St STRATHMORE 3041	\$1,150,000	31/03/2026
3	1 Josephine St OAK PARK 3046	\$1,350,000	27/03/2026

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:

03/07/2026 10:29

60 Pleasant Street, Pascoe Vale Vic 3044

**Stockdale
& Leggo**

Mark Imbesi

03 9306 0422

0418 345 097

mimbesei@stockdaleleggo.com.au

Indicative Selling Price

\$900,000

Median House Price

March quarter 2026: \$1,165,000



Property Type: Land (Res)

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



8 Roslyn St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 01/07/2026

Property Type: Land

Land Size: 727 sqm approx



9 Fenacre St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 31/03/2026

Property Type: Land (Res)

Land Size: 753 sqm approx



1 Josephine St OAK PARK 3046 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 27/03/2026

Property Type: Land (Res)

Land Size: 1113 sqm approx

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



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