

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

10 Shedden Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Pascoe Vale

Period - From 01/04/2026 to 30/06/2026 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	294 Bell St COBURG 3058	\$950,000	14/07/2026
2	16 Plymouth Av PASCOE VALE 3044	\$980,000	23/04/2026
3			

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:

04/08/2026 14:39



Rooms: 4

Property Type: House (Res)

Land Size: 412 sqm approx

Agent Comments

Comparable Properties



294 Bell St COBURG 3058 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 14/07/2026

Property Type: House (Res)



16 Plymouth Av PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$980,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: House (Res)

Land Size: 580 sqm approx

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.