

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

11 Heather Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$1,350,000

&

\$1,400,000

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	7 Wonga Av PASCOE VALE 3044	\$1,390,000	07/05/2026
2			
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:

25/08/2026 12:29



John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,210,000



4+ Office
2 4

Property Type: House
Land Size: 535 sqm approx
Agent Comments

Comparable Properties



7 Wonga Av PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$1,390,000
Method: Private Sale
Date: 07/05/2026
Property Type: House

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.