

# 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

111 Derby Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### 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.

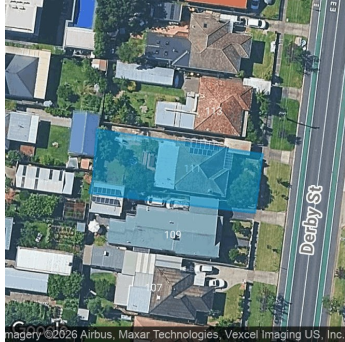
|   | Address of comparable property   | Price       | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 12 Heather Av PASCOE VALE 3044   | \$1,100,000 | 04/05/2026   |
| 2 | 29 Alexandra St PASCOE VALE 3044 | \$1,000,000 | 21/03/2026   |
| 3 | 21 Tangyes St PASCOE VALE 3044   | \$1,100,000 | 03/03/2026   |

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:

25/08/2026 15:00



 3  2  1

**Property Type:** House

**Land Size:** 525 approx. sqm  
approx

Agent Comments

## Comparable Properties



**12 Heather Av PASCOE VALE 3044 (REI/VG)**

 4  1  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 04/05/2026

**Property Type:** House (Res)

**Land Size:** 552 sqm approx

Agent Comments

Extra bedroom and 1 less bathroom,  
larger land size.



**29 Alexandra St PASCOE VALE 3044 (REI/VG)**

 3  1  3

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 449 sqm approx

Agent Comments

1 less bathroom and smaller land size.



**21 Tangyes St PASCOE VALE 3044 (REI/VG)**

 4  1  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

Agent Comments

Extra bedroom and 1 less bathroom,  
smaller land size.