

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

14 Eddie Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	127 Melville Rd PASCOE VALE SOUTH 3044	\$1,242,500	09/05/2026
2	31 Shedden St PASCOE VALE 3044	\$1,265,000	14/03/2026
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:

29/05/2026 15:52



 4  2  2

Property Type: House

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



127 Melville Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 4  2  2

Price: \$1,242,500

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 706 sqm approx



31 Shedden St PASCOE VALE 3044 (REI)

Agent Comments

 4  2  2

Price: \$1,265,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

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.