

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 15B Valerie Street, Pascoe Vale, Vic 3044

Indicative selling price

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

range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,151,000 Property type House Suburb Pascoe Vale

Period - From 01/05/2025 to 30/04/2026 Source  PropTrack

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
30b Martin Street, Pascoe Vale, VIC 3044	\$1,650,000	08/04/2026
223b O'Hea Street, Pascoe Vale South, VIC 3044	\$1,555,000	15/01/2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 14/05/2026