

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

16 Melville Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Pascoe Vale South

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	6 Graham St PASCOE VALE SOUTH 3044	\$1,210,000	19/09/2026
2	52 Balmoral Av PASCOE VALE SOUTH 3044	\$1,220,000	12/09/2026
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:

21/09/2026 16:24



3 2 1

Rooms: 4

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



6 Graham St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 538 sqm approx



52 Balmoral Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Land Size: 543 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.