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	189A Derby Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,470,000	&	\$1,500,000
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Median sale price

Median price \$1,204,000	Property Type House	Suburb Pascoe Vale
Period - From 01/01/2025	to 31/03/2025	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

Address of comparable property		Price	Date of sale
1	189B Derby St PASCOE VALE 3044	\$1,510,000	05/04/2025
2	24a Lincoln Av COBURG NORTH 3058	\$1,480,000	17/04/2025
3	4 Sylvan Gr PASCOE VALE 3044	\$1,460,000	09/03/2025

OR

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

This Statement of Information was prepared on:	22/04/2025 15:37





Colin Abbas 03 9403 9300 0414 659 635 colinabbas@jelliscraig.com.au

Indicative Selling Price \$1,470,000 - \$1,500,000 Median House Price March quarter 2025: \$1,204,000



Property Type: House
Agent Comments

Comparable Properties

189B Derby St PASCOE VALE 3044 (REI)

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Agent Comments

Price: \$1,510,000

Method:

Date: 05/04/2025 **Property Type:** House



24a Lincoln Av COBURG NORTH 3058 (REI)

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Agent Comments

Price: \$1,480,000 Method: Private Sale Date: 17/04/2025 Property Type: House



4 Sylvan Gr PASCOE VALE 3044 (REI)

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Price: \$1,460,000

Method: Sold Before Auction

Date: 09/03/2025

Property Type: House (Res) **Land Size:** 615 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095





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