

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

189A Derby Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,470,000

&

\$1,500,000

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	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 comparable properties 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



4 3 2

Property Type: House

Agent Comments

Comparable Properties

189B Derby St PASCOE VALE 3044 (REI)

Agent Comments

4 3 2

Price: \$1,510,000

Method:

Date: 05/04/2025

Property Type: House



24a Lincoln Av COBURG NORTH 3058 (REI)

Agent Comments

4 3 2

Price: \$1,480,000

Method: Private Sale

Date: 17/04/2025

Property Type: House



4 Sylvan Gr PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Sold Before Auction

Date: 09/03/2025

Property Type: House (Res)

Land Size: 615 sqm approx