

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

1a Camdon 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

&

\$1,300,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Pascoe Vale

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	15a Snell Gr PASCOE VALE 3044	\$1,120,000	25/06/2026
2	12a Irma Gr PASCOE VALE 3044	\$1,330,000	23/06/2026
3	9a Shanley St PASCOE VALE 3044	\$1,250,000	05/05/2026

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:

02/09/2026 12:50

Erhan Kalistu
(03) 9989 9575
0406 062 280

ErhanKalistu@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

June quarter 2026: \$1,210,000



4 3 2

Property Type: House

Agent Comments

Brand new. Plus study.

Comparable Properties



15a Snell Gr PASCOE VALE 3044 (REI/VG)

4 3 2

Agent Comments

Single garage

Price: \$1,120,000

Method: Private Sale

Date: 25/06/2026

Property Type: House (Res)

Land Size: 265 sqm approx



12a Irma Gr PASCOE VALE 3044 (REI)

4 3 3

Agent Comments

Older home, larger block size, single garage.

Price: \$1,330,000

Method: Private Sale

Date: 23/06/2026

Property Type: House (Res)

Land Size: 311 sqm approx



9a Shanley St PASCOE VALE 3044 (VG)

3 - -

Agent Comments

Smaller home with single garage.

Price: \$1,250,000

Method: Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 244 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575