

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

1b View Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Pascoe Vale

Period - From 01/01/2026

to 31/03/2026

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	36 Wheeler St PASCOE VALE SOUTH 3044	\$895,000	23/05/2026
2	4/53 Park St PASCOE VALE 3044	\$860,000	01/04/2026
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:

29/06/2026 14:19

Tayla Burr
0399899575
0431307501
taylaburr@jelliscraig.com.au

Indicative Selling Price

\$840,000 - \$890,000

Median House Price

March quarter 2026: \$1,165,000



3 1 3

Property Type: House

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



36 Wheeler St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: \$895,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

within 2kms, both homes on own title with no body corp. Similar size home internally, Wheeler has larger land however View Street benefits from being in a quiet pocket not close to the freeway and recently updated new carpets and paint.

4/53 Park St PASCOE VALE 3044 (REI/VG)

3 1 1

Price: \$860,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Res)

Agent Comments

within 2kms, both homes have similar accommodation however View street benefits as its not apart of a complex, no body corp and is on larger land

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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.