

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

2/49 Coonans Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$355,000 & \$385,000

Median sale price

Median price \$702,000 Property Type Unit Suburb Pascoe Vale South

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	22/556 Moreland Rd BRUNSWICK WEST 3055	\$370,000	26/03/2026
2	6/366 Pascoe Vale Rd STRATHMORE 3041	\$390,000	28/11/2025
3	8/2 Alice St COBURG 3058	\$360,000	26/11/2025

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:

14/04/2026 09:50



Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



22/556 Moreland Rd BRUNSWICK WEST 3055 (REI)



Price: \$370,000

Method: Private Sale

Date: 26/03/2026

Property Type: Apartment

Agent Comments

Newer complex, busy road.



6/366 Pascoe Vale Rd STRATHMORE 3041 (REI/VG)



Price: \$390,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment

Agent Comments

Main road, newer complex.



8/2 Alice St COBURG 3058 (REI/VG)



Price: \$360,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment

Agent Comments

Similar style complex and build.