

20 Alpine Grove, Pascoe Vale Vic 3044



3 Bed 1 Bath 4 Car

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026:

\$1,200,000

Comparable Properties



9 Ann Street, Pascoe Vale 3044 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,385,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 567 sqm approx

Agent Comments: Inferior land size, not on a corner block, comparable condition brick home.



391 Gaffney Street, Pascoe Vale 3044 (REI)

4 Bed 1 Bath 2Car

Price: \$1,420,000

Method: Private Sale

Date: 13/02/2026

Property Type: House

Land Size: 940 sqm approx

Agent Comments: Superior land size, not on a corner block and inferior location.



42 Pardy Street, Pascoe Vale 3044 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,350,000

Method: Private Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 807 sqm approx

Agent Comments: Superior land size, not on a corner block and comparable condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

20 Alpine Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,200,000 House x Suburb Pascoe Vale

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales

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
9 Ann Street, PASCOE VALE 3044	\$1,385,000	21/02/2026
391 Gaffney Street, PASCOE VALE 3044	\$1,420,000	13/02/2026
42 Pardy Street, PASCOE VALE 3044	\$1,350,000	13/12/2025

This Statement of Information was prepared on:

20/04/2026 10:48