

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

26 Grundy Grove, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Pascoe Vale South

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	23 Vincent St COBURG 3058	\$1,252,500	04/07/2026
2	43 Grundy Gr PASCOE VALE SOUTH 3044	\$1,270,000	02/07/2026
3	26 mckeen Av PASCOE VALE SOUTH 3044	\$1,315,000	20/06/2026

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:

08/07/2026 15:06

Adrian Petrucelli

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Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

June quarter 2026: \$1,292,500



3 1 2

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



23 Vincent St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$1,252,500

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 386 sqm approx



43 Grundy Gr PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 1

Price: \$1,270,000

Method: Sold Before Auction

Date: 02/07/2026

Property Type: House (Res)

26 mckean Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 4

Price: \$1,315,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 534 sqm approx

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



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