

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

1/28 BAXTER-TOORADIN ROAD PEARCEDALE VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Other

Suburb

Pearcedale

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

26 FELTHAM STREET PEARCEDALE VIC 3912	\$720,000	20-Feb-26
4 EVANS STREET PEARCEDALE VIC 3912	\$750,000	06-Feb-26
3 HASTINGS STREET PEARCEDALE VIC 3912	\$740,000	14-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 03 June 2026

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26 FELTHAM STREET PEARCEDALE VIC 3912

 3  2  2

Sold Price **\$720,000** Sold Date **20-Feb-26**

Distance **0.15km**

Notes from your agent

this home is on a slightly bigger block of land however hasnt been updated.



4 EVANS STREET PEARCEDALE VIC 3912

 3  2  2

Sold Price **\$750,000** Sold Date **06-Feb-26**

Distance **0.4km**

Notes from your agent

this home has been partially renovated updated on a similar block size on its own title



3 HASTINGS STREET PEARCEDALE VIC 3912

 3  2  2

Sold Price **\$740,000** Sold Date **14-Apr-26**

Distance **0.4km**

Notes from your agent

this home is also on a smaller block of land with similar sized home just not as updated.

RS = Recent sale UN = Undisclosed Sale

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