

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

2/28 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

\$790,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,000

Property type

House

Suburb

Pearcedale

Period-from

01 Mar 2025

to

28 Feb 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

2/92 PEARCEDALE ROAD PEARCEDALE VIC 3912	\$855,000	06-Dec-25
6A LEWIS STREET PEARCEDALE VIC 3912	\$790,000	21-Oct-25

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: 13 March 2026

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**2/92 PEARCEDALE ROAD
PEARCEDALE VIC 3912**

 3  2  2

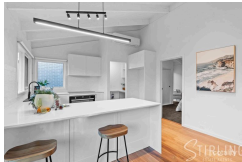
Sold Price

\$855,000

Sold Date **06-Dec-25**

Distance

0.32km



**6A LEWIS STREET PEARCEDALE
VIC 3912**

 3  2  -

Sold Price

\$790,000

Sold Date **21-Oct-25**

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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