

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

3/261 Ohea Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$690,000 & \$750,000

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	4/8 Farrington St PASCOE VALE 3044	\$715,000	28/03/2026
2	4/32 Park St PASCOE VALE 3044	\$695,000	20/03/2026
3	2/50 Pardy St PASCOE VALE 3044	\$750,000	23/02/2026

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:

08/04/2026 14:34

3/261 Ohea Street, Pascoe Vale South Vic 3044

JellisCraig

Adrian Petrucelli

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2026: \$702,000



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/8 Farrington St PASCOE VALE 3044 (REI)

Agent Comments

2 1 -

Price: \$715,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



4/32 Park St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Sold Before Auction

Date: 20/03/2026

Rooms: 4

Property Type: Unit

Land Size: 162 sqm approx



2/50 Pardy St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 23/02/2026

Property Type: Townhouse (Res)

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



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