

# 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

31 Winifred Street, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,303,250

Property Type House

Suburb Pascoe Vale South

Period - From 01/04/2025

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 | 52 Carrington St PASCOE VALE SOUTH 3044 | \$1,718,000 | 02/05/2026   |
| 2 | 101 Phillips St COBURG 3058             | \$1,500,000 | 29/04/2026   |
| 3 | 4 Jersey St COBURG 3058                 | \$1,555,000 | 18/04/2026   |

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:

04/05/2026 10:30

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending March 2026: \$1,303,250



4 2 3

**Rooms:** 5

**Property Type:** House

**Land Size:** 411 sqm approx

**Agent Comments**

Modern single level home offering 4 bed, 2 bath & 3 car located in Coonans Hill.

## Comparable Properties



**52 Carrington St PASCOE VALE SOUTH 3044 (REI)**

3 1 3

**Price:** \$1,718,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 553 sqm approx

**Agent Comments**

Has 1 less bed but an extra living room and on a larger block. No garage.



**101 Phillips St COBURG 3058 (REI)**

4 1 2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 29/04/2026

**Property Type:** House (Res)

**Land Size:** 460 sqm approx

**Agent Comments**

Home is more dated with 1 less bath. No garage.



**4 Jersey St COBURG 3058 (REI)**

4 2 3

**Price:** \$1,555,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 498 sqm approx

**Agent Comments**

Same accommodation. No garage.