

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

41 BALMORAL AVENUE PASCOE VALE SOUTH VIC 3044

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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Aug 2025

to

31 Jul 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

13 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044	\$1,680,000	31-Mar-26
5 FONTAINE STREET PASCOE VALE SOUTH VIC 3044	\$1,680,000	24-Mar-26
24 ELLENVALE AVENUE PASCOE VALE SOUTH VIC 3044	\$1,877,000	21-Mar-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: 05 August 2026



**13 WAVERLEY PARADE PASCOE
VALE SOUTH VIC 3044**

 4  2  2

Sold Price

\$1,680,000

Sold Date

31-Mar-26

Distance

0.23km



**5 FONTAINE STREET PASCOE
VALE SOUTH VIC 3044**

 4  2  2

Sold Price

Sold Date

24-Mar-26

Distance

0.24km



**24 ELLENVALE AVENUE PASCOE
VALE SOUTH VIC 3044**

 4  2  2

Sold Price

\$1,877,000

Sold Date

21-Mar-26

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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