

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

423 Moreland Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,382,500

Property Type House

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	45 Halpin St BRUNSWICK WEST 3055	\$1,050,000	13/04/2026
2	225 Hope St BRUNSWICK WEST 3055	\$1,040,000	11/04/2026
3			

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:

01/06/2026 09:15

Elizabeth Kelly

9387 5888

0431 434 169

elizabethkelly@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2026: \$1,382,500



3 1 1

Property Type: House

Land Size: 507 sqm approx

Agent Comments

Comparable Properties



45 Halpin St BRUNSWICK WEST 3055 (REI)

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 13/04/2026

Property Type: House (Res)

Land Size: 532 sqm approx

Agent Comments

suburb is in close proximity



225 Hope St BRUNSWICK WEST 3055 (REI)

3 1 -

Price: \$1,040,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 488 sqm approx

Agent Comments

suburb is in close proximity

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.

Account - Jellis Craig | P: 03 9387 5888