

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

68 Coonans Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Pascoe Vale South

Period - From 01/04/2026

to

30/06/2026

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	20 Brentwood Av PASCOE VALE SOUTH 3044	\$1,150,000	17/08/2026
2	11 Milton St PASCOE VALE SOUTH 3044	\$1,150,000	02/07/2026
3	70 Coonans Rd PASCOE VALE SOUTH 3044	\$1,150,000	17/04/2026

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:

01/09/2026 10:28



Property Type: House

Land Size: 446 sqm approx

Agent Comments

Blonde brick 3 bedrooms, 2 bathrooms home fully updated, on 446sqm block, within Strathmore College zone, ideal first home.

Comparable Properties



20 Brentwood Av PASCOE VALE SOUTH 3044 (REI)



Price: \$1,150,000

Method: Private Sale

Date: 17/08/2026

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Good comparable as in very close proximity, slightly bigger block however similar accommodation. Coonans is superior in condition.



11 Milton St PASCOE VALE SOUTH 3044 (REI)



Price: \$1,150,000

Method: Sold Before Auction

Date: 02/07/2026

Property Type: House (Res)

Land Size: 420 sqm approx

Agent Comments

Great comparable, similar size and in close proximity, Coonans is superior in condition.



70 Coonans Rd PASCOE VALE SOUTH 3044 (REI/VG)



Price: \$1,150,000

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 446 sqm approx

Agent Comments

Next door sale a few months ago, inferior in condition, 68 Coonans is superior but same block allotment and same location.