

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

9 Hackett Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$820,000 & \$895,000

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	36 Wheeler St PASCOE VALE SOUTH 3044	\$895,000	23/05/2026
2			
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:

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Indicative Selling Price

\$820,000 - \$895,000

Median House Price

June quarter 2026: \$1,292,500



3 2 2

Property Type: House (Res)

Land Size: 459 sqm approx

Agent Comments

Comparable Properties



36 Wheeler St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: \$895,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

The comparable sale has one less bathroom.

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.