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<br>Including suburb and postcode | 2 Heliopolis Street, Pascoe Vale South Vic 3044 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,260,000 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2025 to 30/06/2025 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 | 351b Reynard St PASCOE VALE SOUTH 3044 | $1,225,000 | 10/09/2025 |
| 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: 11/09/2025 16:28

# 2 Heliopolis Street, Pascoe Vale South Vic 3044

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3 2 2

**Property Type:**
**Land Size:** 286 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
June quarter 2025: $1,260,000

The most recent sale that sold on the 6/9/25 was 6a Ellenvale Avenue, Pascoe Vale South for $1,375,000, however it was a 4 bed but on slightly smaller land (255sqm). Another property of relevance is 1/1 Cameron Road Essendon, which sold in January for $1,375,000, smaller land, however 4 bed 3 bath with basement for 4 cars.

## Comparable Properties



**351b Reynard St PASCOE VALE SOUTH 3044 (REI)**

3 3 2

**Price:** $1,225,000
**Method:** Private Sale
**Date:** 10/09/2025
**Property Type:** House

Agent Comments

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.



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