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 | 52 Carrington Street, Pascoe Vale South Vic 3044 |

## Indicative selling price

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

Range between $1,595,000 & $1,740,000

## 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 | 12 Lascelles St COBURG 3058 | $1,652,000 | 14/03/2026 |
| 2 | 113 Whitby St BRUNSWICK WEST 3055 | $1,695,000 | 07/02/2026 |
| 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: 10/04/2026 10:53

# 52 Carrington Street, Pascoe Vale South Vic 3044

JellisCraig

Adrian Petrucelli
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AdrianPetrucelli@jelliscraig.com.au




3 2 3

**Property Type:** House
**Land Size:** 553 sqm approx

Agent Comments

**Indicative Selling Price**
$1,595,000 - $1,740,000
**Median House Price**
March quarter 2026: $1,382,500

## Comparable Properties



**12 Lascelles St COBURG 3058 (REI)**

3 2 3

**Price:** $1,652,000
**Method:** Auction Sale
**Date:** 14/03/2026
**Property Type:** House (Res)
**Land Size:** 371 sqm approx

Agent Comments



**113 Whitby St BRUNSWICK WEST 3055 (REI/VG)**

3 2 1

**Price:** $1,695,000
**Method:** Auction Sale
**Date:** 07/02/2026
**Property Type:** House (Res)
**Land Size:** 346 sqm approx

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.



REIV THE DIFFERENCE

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