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: 5 Fontaine Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,290,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2025 to 31/12/2025 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	23 Wales St BRUNSWICK WEST 3055	$1,695,000	18/10/2025
2	102 Rose St COBURG 3058	$1,601,000	04/10/2025
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: 16/02/2026 11:00

5 Fontaine Street, Pascoe Vale South Vic 3044

Johanna Doherty
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4 2 2

Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2025: $1,290,000

Comparable Properties



23 Wales St BRUNSWICK WEST 3055 (REI/VG)

3 2 2

Price: $1,695,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments

1 less bedroom



102 Rose St COBURG 3058 (REI/VG)

4 1 2

Price: $1,601,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

slightly larger block but 1 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.

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