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	31 Winifred Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,303,250 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2025 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	32 Cadman St BRUNSWICK WEST 3055	$1,522,500	20/06/2026
2	48 Henley St PASCOE VALE SOUTH 3044	$1,411,000	20/06/2026
3	135 Gordon St COBURG 3058	$1,540,000	15/06/2026

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: 23/06/2026 11:27

31 Winifred Street, Pascoe Vale South Vic 3044

JellisCraig

Kieran Moloney
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4 2 3

Rooms: 5
Property Type: House
Land Size: 411 sqm approx

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending March 2026: $1,303,250

Agent Comments

Modern single level home offering 4 bed, 2 bath & 3 car located in Coonans Hill.

Comparable Properties



32 Cadman St BRUNSWICK WEST 3055 (REI)

4 2 2

Price: $1,522,500
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)

Agent Comments

Same accommodation with no garage.



48 Henley St PASCOE VALE SOUTH 3044 (REI)

4 1 2

Price: $1,411,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 541 sqm approx

Agent Comments

Offers 1 less bath. Inferior location.



135 Gordon St COBURG 3058 (REI)

4 2 1

Price: $1,540,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: House
Land Size: 403 sqm approx

Agent Comments

Similar size with no garage.

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