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	3/22 Sefton Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price $630,000

Median sale price

Median price $710,750 Property Type Unit Suburb Pascoe Vale

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	3/31 Devon Rd PASCOE VALE 3044	$620,000	24/03/2026
2	3/7 Rhodes Pde PASCOE VALE 3044	$630,000	17/02/2026
3	2/18 Parker St PASCOE VALE 3044	$629,000	23/01/2026

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: 16/06/2026 09:35

3/22 Sefton Street, Pascoe Vale Vic 3044

JellisCraig

Adrian Petrucelli
03 9989 9575
403 096 839
AdrianPetrucelli@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$630,000
Median Unit Price
March quarter 2026: $710,750

Comparable Properties



3/31 Devon Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 24/03/2026
Property Type: Townhouse (Single)

Agent Comments



3/7 Rhodes Pde PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Single)

Agent Comments



2/18 Parker St PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $629,000
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata .com.au

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