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	10 Somali Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price $1,195,000

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	8 Balmoral Av PASCOE VALE SOUTH 3044	$1,210,000	16/05/2026
2	53 Prendergast St PASCOE VALE SOUTH 3044	$1,190,000	10/04/2026
3	33 Sussex St PASCOE VALE SOUTH 3044	$1,170,000	01/04/2026

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: 29/06/2026 08:46

10 Somali Street, Pascoe Vale South Vic 3044

JellisCraig

Adrian Petrucelli
03 9989 9575
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AdrianPetrucelli@jelliscraig.com.au



3 1 4

Property Type: House
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
March quarter 2026: $1,382,500

Comparable Properties



8 Balmoral Av PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,210,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)

Agent Comments

This Property has two less car spaces.



53 Prendergast St PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: $1,190,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)

Agent Comments

This property has 2 less car spaces but an additional bathroom.



33 Sussex St PASCOE VALE SOUTH 3044 (REI/VG)

3 1 1

Price: $1,170,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 471 sqm approx

Agent Comments

This Property has three less car spaces.

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

REIV THE DIFFERENCE

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