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	16 Dale Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,720,000 & $1,820,000

Median sale price

Median price $1,200,000 Property Type House Suburb Pascoe Vale

Period - From 01/07/2025 to 30/06/2026 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	2 Zenith St PASCOE VALE 3044	$1,850,000	26/06/2026
2	7 Dorothy St PASCOE VALE 3044	$1,710,000	13/06/2026
3	9 Irvine St PASCOE VALE 3044	$1,900,000	26/03/2026

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: 07/07/2026 18:00

16 Dale Avenue, Pascoe Vale Vic 3044

JellisCraig

Kieran Moloney
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4 3 3

Rooms: 7
Property Type: House (Res)
Land Size: 468 sqm approx

Indicative Selling Price
$1,720,000 - $1,820,000
Median House Price
Year ending June 2026: $1,200,000

Agent Comments

Brand new family home offering 4 bed, 3 bath, 3 car garage

Comparable Properties



2 Zenith St PASCOE VALE 3044 (REI)

4 4 3

Price: $1,850,000
Method: Private Sale
Date: 26/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

older property on a bigger block with a pool



7 Dorothy St PASCOE VALE 3044 (REI)

4 2 4

Price: $1,710,000
Method: Private Sale
Date: 13/06/2026
Property Type: House

Agent Comments

Older property with one less bath and only a double garage



9 Irvine St PASCOE VALE 3044 (REI)

4 3 2

Price: $1,900,000
Method: Private Sale
Date: 26/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 376 sqm approx

Agent Comments

Similar finishes with a single garage. sold Q1 this year

REIV THE DIFFERENCE | propertydata.com.au

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