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	342 Reynard Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,292,500 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2026 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	11 Milton St PASCOE VALE SOUTH 3044	$1,150,000	02/07/2026
2	41 Rainer St PASCOE VALE SOUTH 3044	$1,170,000	16/06/2026
3	6 Parkstone Av PASCOE VALE SOUTH 3044	$1,250,000	02/04/2026

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: 24/08/2026 09:27

342 Reynard Street, Pascoe Vale South Vic 3044

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



3 2 1

Property Type: House
Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2026: $1,292,500

Comparable Properties



11 Milton St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,150,000
Method: Sold Before Auction
Date: 02/07/2026
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

Has an additional car space.



41 Rainer St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,170,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 673 sqm approx

Agent Comments

Has an additional car space.



6 Parkstone Av PASCOE VALE SOUTH 3044 (VG)

3 - -

Price: $1,250,000
Method: Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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