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 Shedden Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,210,000 Property Type House Suburb Pascoe Vale

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	31 Galeka St COBURG NORTH 3058	$920,000	12/08/2026
2	101 Ohea St COBURG 3058	$915,000	01/08/2026
3			

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: 26/08/2026 13:06

10 Shedden Street, Pascoe Vale Vic 3044

Adrian Petrucelli
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2 1 2

Property Type: House
Land Size: 412 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
June quarter 2026: $1,210,000

Comparable Properties



31 Galeka St COBURG NORTH 3058 (REI)

2 1 3

Price: $920,000
Method: Private Sale
Date: 12/08/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



101 Ohea St COBURG 3058 (REI)

2 1 -

Price: $915,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)

Agent Comments

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.

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