Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/10/2026

Property offered for sale

Address
Including suburb and postcode: 68 Coonans Road, Pascoe Vale South Vic 3044

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	446

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,150,000 & $1,220,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,285,000 | Property type House | Suburb Pascoe Vale South

Period: from 01/10/2025 to 30/09/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 Wadham St PASCOE VALE SOUTH 3044		
Sale price	$1,235,000	Date of sale	19/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	2	N/A	559

Comparable property 2

Address	6 Graham St PASCOE VALE SOUTH 3044		
Sale price	$1,210,000	Date of sale	19/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	538

Comparable property 3

Address	342 Reynard St PASCOE VALE SOUTH 3044		
Sale price	$1,172,000	Date of sale	28/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	1	N/A	416

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,250,000	Unconditional sale date	10/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bed6958b6f69173c611dd07cd8e5b0ab

68 Coonans Road, Pascoe Vale South Vic 3044

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3 2 2

Property Type: House (Res)
Land Size: 446 sqm approx

Indicative Selling Price
$1,150,000 - $1,220,000
Median House Price
Year ending September 2026: $1,285,000

Agent Comments

Mid century brick 3 bedroom home, 2 bathrooms fully renovated, on 446sqm block, within Strathmore College zone, ideal first home

Comparable Properties



7 Wadham St PASCOE VALE SOUTH 3044 (REI)

4 1 2

Price: $1,235,000
Method: Auction Sale
Date: 19/09/2026
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Recent sale, this is slightly bigger allotment and has an extra bedroom however in very close proximity and same style home. 68 Coonans Rd is fully renovated so superior in condition.



6 Graham St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,210,000
Method: Auction Sale
Date: 19/09/2026
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

In close vicinity ,recent sale, same accommodation however Coonans is superior in finishes, Graham is superior only that is slightly bigger allotment and not on a main road.



342 Reynard St PASCOE VALE SOUTH 3044 (REI)

3 2 1

Price: $1,172,000
Method: Private Sale
Date: 28/08/2026
Property Type: House
Land Size: 416 sqm approx

Agent Comments

Great comparable, both very similar location , Coonans Rd is superior as slightly bigger allotment and superior finishes.

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