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	272 Ohea Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,230,000 & $1,280,000

Median sale price

Median price $1,250,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2024 to 31/12/2024 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	23 Camdon St PASCOE VALE 3044	$1,203,000	06/02/2025
2	129 Ohea St COBURG 3058	$1,300,000	04/02/2025
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: 12/02/2025 16:23

272 Ohea Street, Pascoe Vale South Vic 3044

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



3 1 3

Property Type: House
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$1,230,000 - $1,280,000
Median House Price
December quarter 2024: $1,250,000

Comparable Properties



23 Camdon St PASCOE VALE 3044 (REI)

3 1 2

Price: $1,203,000
Method: Sold After Auction
Date: 06/02/2025
Property Type: House
Land Size: 454 sqm approx

Agent Comments



129 Ohea St COBURG 3058 (REI)

3 2 1

Price: $1,300,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)
Land Size: 700 sqm approx

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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