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	46 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $785,000 & $850,000

Median sale price

Median price $1,090,000 Property Type House Suburb Pascoe Vale

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	31 Stennis St PASCOE VALE 3044	$825,000	07/12/2024
2	1/444 Bell St PASCOE VALE SOUTH 3044	$820,000	30/10/2024
3	1/44 Cumberland Rd PASCOE VALE 3044	$785,000	18/09/2024

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: 12/03/2025 14:59

46 Landells Road, Pascoe Vale Vic 3044

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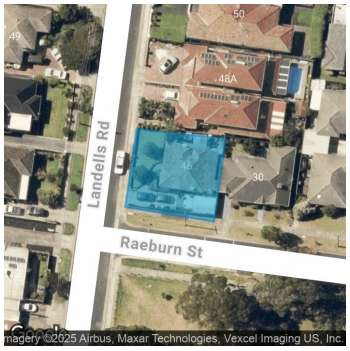

2 1 3

Property Type: House
Land Size: 370 approx. sqm approx

Agent Comments

Renovated Californian bungalow.

Indicative Selling Price
$785,000 - $850,000
Median House Price
December quarter 2024: $1,090,000

Comparable Properties



31 Stennis St PASCOE VALE 3044 (REI/VG)

2 1 3

Price: $825,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments



1/444 Bell St PASCOE VALE SOUTH 3044 (REI/VG)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 30/10/2024
Property Type: House (Res)

Agent Comments



1/44 Cumberland Rd PASCOE VALE 3044 (REI/VG)

2 1 2

Price: $785,000
Method: Private Sale
Date: 18/09/2024
Property Type: House

Agent Comments

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

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