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	8/10 Fawkner Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $646,250 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2024 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	3/3 Bristol Rd PASCOE VALE 3044	$750,000	31/03/2025
2	1/54 Cornwall Rd PASCOE VALE 3044	$800,000	14/03/2025
3	3/19 Arndt Rd PASCOE VALE 3044	$760,000	22/02/2025

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: 02/04/2025 14:57

8/10 Fawkner Road, Pascoe Vale Vic 3044

Kieran Moloney
8378 0500
0400 634 565
KieranMoloney@jelliscraig.com.au



3 3 2

Property Type: Townhouse

Agent Comments

Tri level townhouse offering 3 bed, 3 bath & 2 car.

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending December 2024: $646,250

Comparable Properties



3/3 Bristol Rd PASCOE VALE 3044 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 31/03/2025
Property Type: Townhouse (Single)
Land Size: 140 sqm approx

Agent Comments

Offers 1 less bath in a smaller block.



1/54 Cornwall Rd PASCOE VALE 3044 (REI)

3 2 1

Price: $800,000
Method: Private Sale
Date: 14/03/2025
Property Type: Townhouse (Res)

Agent Comments

Brand new townhouse with 1 less bath.



3/19 Arndt Rd PASCOE VALE 3044 (REI/VG)

3 2 1

Price: $760,000
Method: Auction Sale
Date: 22/02/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 152 sqm approx

Agent Comments

Older townhouse in a smaller block with 1 less bath.

Account - Jellis Craig | P: 03 9379 2000

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