322 Reynard Street, Pascoe Vale South Vic 3044



2 Bed 1 Bath 2 Car
Property Type: House
Land Size: 512 sqm approx
Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2024:
$1,222,500

Comparable Properties



56 Waverley Parade, Pascoe Vale South 3044 (REI)

3 Bed 1 Bath 2 Car
Price: $1,227,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Agent Comments: Comparable style home, with superior 3 bedroom accommodation.



75 Phillips Street, Coburg 3058 (REI)

3 Bed 1 Bath 1 Car
Price: $1,250,000
Method: Private Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 460 sqm approx
Agent Comments: Freshly presented period home with side driveway, Superior accommodation.



36 Melville Road, Pascoe Vale South 3044 (REI/VG)

3 Bed 1 Bath 2 Car
Price: $1,175,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 447 sqm approx
Agent Comments: Three bedroom home with inferior land size. Located on a main road.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	322 Reynard Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between	$1,100,000	&	$1,200,000

Median sale price

Median price	$1,222,500	House	x	Suburb	Pascoe Vale South

Period - From	01/01/2024	to	31/12/2024	Source	REIV

Comparable property sales

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
56 Waverley Parade, PASCOE VALE SOUTH 3044	$1,227,000	22/02/2025
75 Phillips Street, COBURG 3058	$1,250,000	15/02/2025
36 Melville Road, PASCOE VALE SOUTH 3044	$1,175,000	30/11/2024

This Statement of Information was prepared on: 25/02/2025 16:41