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	13 Crowley Court, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,204,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2025 to 31/03/2025 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	13 Winifred St OAK PARK 3046	$1,170,000	05/04/2025
2	31 Snell Gr PASCOE VALE 3044	$1,350,000	29/03/2025
3	7 Francis St HADFIELD 3046	$1,110,000	01/03/2025

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: 22/04/2025 10:07

13 Crowley Court, Pascoe Vale Vic 3044

Irene Androulidakis
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4 1 4

Property Type: House
Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2025: $1,204,000

Original brick veneer home in great condition, on 835sqm allotment, court location, green gardens, 4 bedrooms, separate kitchen dining and family living area, huge potential to renovate or built new homes. (STCA).

Comparable Properties



13 Winifred St OAK PARK 3046 (REI)

4 2 4

Price: $1,170,000
Method: Private Sale
Date: 05/04/2025
Rooms: 6
Property Type: House (Res)
Land Size: 760 sqm approx

Agent Comments

Great comparable as both big size allotments and very similar accommodation

31 Snell Gr PASCOE VALE 3044 (REI)

5 3 4

Price: $1,350,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1031 sqm approx

Agent Comments

Great comparable as in close proximity and very similar condition, however Snell gr is superior in size of allotment and shape, standard



7 Francis St HADFIELD 3046 (REI)

3 1 4

Price: $1,110,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments

Excellent comparable as very similar condition and accommodation, similar size blocks however Crowley is superior in location

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