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	18 WARD GROVE PASCOE VALE SOUTH VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	Pascoe Vale South
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
42 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044	$1,070,000	12-Apr-25
19 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044	$1,070,000	08-Feb-25
44 GRANDVIEW AVENUE PASCOE VALE SOUTH VIC 3044	$1,192,000	20-Mar-25

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 6 months.~~

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42 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044

3 1 2

Sold Price RS $1,070,000 Sold Date 12-Apr-25

Distance 0.73km



19 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044

3 1 -

Sold Price $1,070,000 Sold Date 08-Feb-25

Distance 0.82km



44 GRANDVIEW AVENUE PASCOE VALE SOUTH VIC 3044

3 1 2

Sold Price RS $1,192,000 Sold Date 20-Mar-25

Distance 0.75km

RS = Recent sale **UN** = Undisclosed Sale

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