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	19 Parkstone Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $1,200,000 Property Type House Suburb Pascoe Vale South

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	42 Waverley Pde PASCOE VALE SOUTH 3044	$1,070,000	12/04/2025
2	298 Ohea St PASCOE VALE SOUTH 3044	$1,200,000	08/02/2025
3			

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: 20/05/2025 13:54

19 Parkstone Avenue, Pascoe Vale South Vic 3044

Adrian Petrucelli
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Property Type:
Agent Comments

Indicative Selling Price
$1,090,000 - $1,190,000
Median House Price
March quarter 2025: $1,200,000

Comparable Properties



42 Waverley Pde PASCOE VALE SOUTH 3044 (REI)

3 1 2

Agent Comments

Price: $1,070,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 498 sqm approx



298 Ohea St PASCOE VALE SOUTH 3044 (REI)

3 1 1

Agent Comments

Price: $1,200,000
Method: Private Sale
Date: 08/02/2025
Property Type: House
Land Size: 619 sqm approx

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.

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