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	96 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	1/6 Olive Gr PASCOE VALE 3044	$1,260,000	13/04/2025
2	2 Dale Av PASCOE VALE 3044	$1,270,000	15/03/2025
3	2 Heathcote St PASCOE VALE 3044	$1,251,000	11/03/2025

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: 27/05/2025 13:37

96 Landells Road, Pascoe Vale Vic 3044

Erhan Kalistu
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3 2 4

Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2025: $1,204,000

Comparable Properties



1/6 Olive Gr PASCOE VALE 3044 (REI)

4 3 2

Price: $1,260,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 556 sqm approx

Agent Comments

Renovated home, has body corp, similar size block, extra bedroom.



2 Dale Av PASCOE VALE 3044 (REI)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

Weatherboard, larger block but unrenovated and one less bathroom.



2 Heathcote St PASCOE VALE 3044 (REI)

3 1 3

Price: $1,251,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Larger block, renovated but 1 less bathroom

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE | propertydata.com.au

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