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	28 Hatter Street, Pascoe Vale South 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 $1,260,000 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2025 to 30/06/2025 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	373 Reynard St PASCOE VALE SOUTH 3044	$1,200,000	18/07/2025
2	2 Dale Av PASCOE VALE 3044	$1,270,000	15/03/2025
3	272 Ohea St PASCOE VALE SOUTH 3044	$1,237,000	25/02/2025

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: 11/08/2025 17:03

28 Hatter Street, Pascoe Vale South Vic 3044

Adrian Petrucelli
03 9989 9575
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,260,000

Comparable Properties



373 Reynard St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,200,000
Method: Private Sale
Date: 18/07/2025
Property Type: House
Land Size: 446 sqm approx

Agent Comments



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



272 Ohea St PASCOE VALE SOUTH 3044 (REI/VG)

3 1 3

Price: $1,237,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 470 sqm approx

Agent Comments

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

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