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	61 Pardy Street, 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 $1,203,500 Property Type House Suburb Pascoe Vale

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	25 Shedden St PASCOE VALE 3044	$1,207,000	10/05/2025
2	53 Bolingbroke St PASCOE VALE 3044	$1,265,000	29/04/2025
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: 27/08/2025 12:52

61 Pardy Street, Pascoe Vale Vic 3044

Adrian Petrucelli
03 9989 9575
403 096 839
AdrianPetrucelli@jelliscraig.com.au



3 1

Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,203,500

Comparable Properties



25 Shedden St PASCOE VALE 3044 (REI/VG)

3 1 2

Price: $1,207,000
Method: Sold Before Auction
Date: 10/05/2025
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

53 Bolingbroke St PASCOE VALE 3044 (VG)

3 - -

Price: $1,265,000
Method: Sale
Date: 29/04/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



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

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

REIV THE DIFFERENCE | propertydata.com.au

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