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	40 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,330,000 & $1,350,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	48 View St PASCOE VALE 3044	$1,300,000	26/09/2025
2	2 Downs St PASCOE VALE 3044	$1,350,000	21/09/2025
3	61 Pardy St PASCOE VALE 3044	$1,315,000	17/09/2025

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: 27/10/2025 12:14

40 Austin Crescent, Pascoe Vale Vic 3044

Irene Androulidakis
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3 2 2

Property Type: House
Land Size: 976 sqm approx

Agent Comments

Indicative Selling Price
$1,330,000 - $1,350,000
Median House Price
Year ending September 2025: $1,200,000

Original home that has been updated. Floors been sanded back, new carpet, light fittings and blind furnishings. New kitchen benchtops and appliances have been added. (Oven and Dishwasher)

Comparable Properties



48 View St PASCOE VALE 3044 (REI)

3 1 3

Price: $1,300,000
Method: Private Sale
Date: 26/09/2025
Property Type: House
Land Size: 929 sqm approx

Agent Comments

Great comparable as in very close proximity, similar size land however Austin is superior as home condition and accommodation is better.



2 Downs St PASCOE VALE 3044 (REI)

6 2 -

Price: $1,350,000
Method: Sold Before Auction
Date: 21/09/2025
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments

Recent sale and good comparable as in close proximity, however Downs is a flat block however Austin condition and home accommodation is superior.



61 Pardy St PASCOE VALE 3044 (REI)

3 1 2

Price: $1,315,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)

Agent Comments

Newly renovated home. 3,1 with a studio out the back. Slopping block. Less land than Austin Crescent

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