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	315 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $1,313,250 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2025 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	613 Bell St PASCOE VALE SOUTH 3044	$782,000	16/10/2025
2	524 Bell St PASCOE VALE SOUTH 3044	$817,000	12/10/2025
3	129 Melville Rd PASCOE VALE SOUTH 3044	$947,000	22/05/2025

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: 19/11/2025 11:48

315 Bell Street, Pascoe Vale South Vic 3044

JellisCraig

Cameron Pritchard
03 9387 5888
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3 1 2

Property Type: House (Res)
Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median House Price
September quarter 2025: $1,313,250

Comparable Properties



613 Bell St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $782,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Very comparable location, this one has a 3rd bedroom and is weatherboard not brick. Not as neat and tidy as 315 Bell.



524 Bell St PASCOE VALE SOUTH 3044 (REI)

2 1 1

Price: $817,000
Method: Sold Before Auction
Date: 12/10/2025
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

Again a very comparable location, a brick house like 315 Bell St and only 2 bedrooms. Located on a corner block.



129 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)

2 1 1

Price: $947,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Located just around the corner on Melville Rd, not as busy as Bell St but still a main road.

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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