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	471 Pascoe Vale Road, Strathmore Vic 3041

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,657,500 Property Type House Suburb Strathmore

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	30 Reynolds Pde PASCOE VALE SOUTH 3044	$1,131,000	18/10/2025
2	13 Streldon Av STRATHMORE 3041	$1,257,000	08/10/2025
3	529 Pascoe Vale Rd PASCOE VALE 3044	$1,210,000	16/09/2025

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: 22/10/2025 17:05

471 Pascoe Vale Road, Strathmore Vic 3041

JellisCraig

Chauntel Considine
9379 2000
0407 741 456
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3 2 2

Rooms: 5
Property Type: House
Land Size: 585 sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2025: $1,657,500

Agent Comments

Updated home offering 3 bedrooms, 2 bathrooms and 2 car spaces.

Comparable Properties



30 Reynolds Pde PASCOE VALE SOUTH 3044 (REI)

3 1 3

Price: $1,131,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments

Home is more original on a larger block (666sqm).



13 Streldon Av STRATHMORE 3041 (REI)

4 2 3

Price: $1,257,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Home is more original on a larger sloping block.



529 Pascoe Vale Rd PASCOE VALE 3044 (REI)

3 2 2

Price: $1,210,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 445 sqm approx

Agent Comments

Newer renovation on a smaller block.

REIV THE DIFFERENCE

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