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	2 Shedden Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,175,000 & $1,275,000

Median sale price

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

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	1 Stanley St PASCOE VALE 3044	$1,255,000	25/10/2025
2	28 Hatter St PASCOE VALE SOUTH 3044	$1,250,000	28/08/2025
3	76 Sussex St PASCOE VALE 3044	$1,170,000	07/07/2025

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: 05/11/2025 12:57

2 Shedden Street, Pascoe Vale Vic 3044

JellisCraig

Tayla Burr
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0431307501
taylaburr@jelliscraig.com.au

Indicative Selling Price
$1,175,000 - $1,275,000
Median House Price
September quarter 2025: $1,200,000



3 2 2

Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments

Comparable Properties

1 Stanley St PASCOE VALE 3044 (REI)

3 2 1

Price: $1,255,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments



28 Hatter St PASCOE VALE SOUTH 3044 (REI/VG)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments

1 less bathroom, within 2km



76 Sussex St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 07/07/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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