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	1a Braeside Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $560,000 & $610,000

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	2/137 Northumberland Rd PASCOE VALE 3044	$600,000	05/11/2025
2	6/55 Warwick Rd PASCOE VALE 3044	$615,000	12/08/2025
3	2/107 Cumberland Rd PASCOE VALE 3044	$575,000	23/06/2025

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: 28/11/2025 15:45

1a Braeside Street, Pascoe Vale Vic 3044

JellisCraig

Adrian Petrucelli
03 9989 9575
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AdrianPetrucelli@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median House Price
September quarter 2025: $1,200,000

Comparable Properties



2/137 Northumberland Rd PASCOE VALE 3044 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 05/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 146 sqm approx

Agent Comments



6/55 Warwick Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 12/08/2025
Property Type: Townhouse (Single)

Agent Comments



2/107 Cumberland Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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