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: 38 Ellenvale Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $950,000 & $1,045,000

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	48 Ellenvale Av PASCOE VALE SOUTH 3044	$1,000,000	23/08/2025
2	22 Wheeler St PASCOE VALE SOUTH 3044	$990,000	02/08/2025
3			

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: 28/10/2025 10:52

38 Ellenvale Avenue, Pascoe Vale South Vic 3044

Nelson Alexander



3 1 2

Property Type: House
Land Size: 459 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
September quarter 2025: $1,313,250

Comparable Properties



48 Ellenvale Av PASCOE VALE SOUTH 3044 (REI)

3 1 1

Price: $1,000,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments



22 Wheeler St PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $990,000
Method: Private Sale
Date: 02/08/2025
Property Type: House
Land Size: 460 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

propertydata.com.au

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