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	1/25 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $975,000 & $1,065,000

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	1/36 Curie Av OAK PARK 3046	$985,000	08/08/2025
2			
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: 27/11/2025 10:51

1/25 Austin Crescent, Pascoe Vale Vic 3044

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4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$975,000 - $1,065,000
Median House Price
September quarter 2025: $1,200,000

Comparable Properties



1/36 Curie Av OAK PARK 3046 (REI/VG)

4 3 2

Price: $985,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)
Land Size: 238 sqm approx

Agent Comments

Neighbouring suburb, comparable icons

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. There are no other comparable townhouses in this location that have recently sold.

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