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	1/9-11 Kinross Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $695,000 Property Type Unit 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	3/19 Greenwood St PASCOE VALE SOUTH 3044	$750,000	26/11/2025
2	1/20 Avoca Cr PASCOE VALE 3044	$820,000	09/08/2025
3	2/39 York St PASCOE VALE SOUTH 3044	$821,500	05/07/2025

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: 16/12/2025 14:32

1/9-11 Kinross Street, Pascoe Vale Vic 3044

JellisCraig

Brian Te
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
September quarter 2025: $695,000

Comparable Properties



3/19 Greenwood St PASCOE VALE SOUTH 3044 (REI)

2 1 2

Price: $750,000
Method: Auction Sale
Date: 26/11/2025
Property Type: Unit

Agent Comments



1/20 Avoca Cr PASCOE VALE 3044 (REI/VG)

2 1 2

Price: $820,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Villa
Land Size: 232 sqm approx

Agent Comments



2/39 York St PASCOE VALE SOUTH 3044 (REI/VG)

2 1 2

Price: $821,500
Method: Auction Sale
Date: 05/07/2025
Property Type: Villa
Land Size: 235 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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