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	19 Rhodes Parade, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $800,000 & $850,000

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	25a Caringa St PASCOE VALE 3044	$820,000	26/10/2025
2	31 Rhodes Pde PASCOE VALE 3044	$815,000	30/08/2025
3	2/36 Martin St PASCOE VALE 3044	$820,000	17/05/2025

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: 17/11/2025 13:41

19 Rhodes Parade, Pascoe Vale Vic 3044

JellisCraig

Yash Akpinar
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0434 813 050
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3 2 2

Property Type: House
Land Size: 442 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
September quarter 2025: $1,200,000

Comparable Properties



25a Caringa St PASCOE VALE 3044 (REI)

3 2 2

Price: $820,000
Method: Private Sale
Date: 26/10/2025
Property Type: House

Agent Comments



31 Rhodes Pde PASCOE VALE 3044 (REI/VG)

3 2 3

Price: $815,000
Method: Private Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments



2/36 Martin St PASCOE VALE 3044 (REI/VG)

3 2 3

Price: $820,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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